WARRANTY DEED

BOOK 4233 PAGE 478

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George E. Welch	United Mortgagee Servicing Corporation	
(NAME:) 7054 Bonnavent Drive	(NAME:) 3200 Pacific Avenue	Map 74-4
(STREET ADDRESS OR ROUTE NUMBER) Hermitage, Tenn. 37076	(STREET ADDRESS) Virginia Beach, Virginia 23451	Par. 10
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4012, page 273, Register's Office for Davidson County, Tennessee.

We, Roy D. Martin and wife, Patsy C. Martin,

have this day bargained and sold, and do hereby transfer and convey unto the said George E. Welch and wife, Frances J. Welch, their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 1045 on the Plan of Hermitage Hills Subdivision, Section 10, as of record in Book 3600, page 50, Register's Office for said County.

Said Lot No. 1045 begins at a point in the northeast margin of a curve in Bonnavent Drive, the common corner of Lots 1044 and 1045, and runs back in a northeasterly direction 160.0 feet along the common line of said Lots Nos. 1044 and 1045 to a point; thence 116.2 feet in a northwesterly direction to a point, the common rear corners of Lots 1045, 1046 and 1047; thence in a southwesterly direction 151.2 feet along the common line of said Lots 1045 and 1046 to a point in the northeasterly margin of curve in Bonnavent Drive; and thence around said curve in said Drive in a southeasterly direction 79.8 feet to the point of beginning.

Being the same property conveyed to Roy D. Martin and wife, Patsy C. Martin, by deed from Johnson Homes, Inc., of record in Book 4012, page 271, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $16,211.88

Subscribed and sworn to before me, this the 6th day of May 1968.

My commission expires: 2-28-71 (Affix Seal)

Affiant: x George E. Welch

Notary Public: Chas E. Miller

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said George E. Welch and wife, Frances J. Welch, their ~~successors~~, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as noted above. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said George E. Welch and wife, Frances J. Welch, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 6th day of May, 1968, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

This Instrument Was Prepared By
Dewey W. Pedigo
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

x Roy D. Martin
x Patsy C. Martin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Chas E. Miller, *a Notary Public in and for said County and State,* Roy D. Martin and wife, Patsy C. Martin,

the within named bargainor S, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee,*
this 6th *day of* May, *19*68.

Chas E. Miller
Notary Public

Commission expires 2-28-71

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in .....,
this .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

15435

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 8 6 06 AM '68
NOTE NO. 118 PAGE 204
RECORDING FEE $ 3.00
DEP. REG. 1.00

STATE TAX $ 42.12
PROBATE .50
TOTAL $ 42.62

MAY 8 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

ROY D. MARTIN, ET UX

TO

GEORGE E. WELCH, ET UX

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

PEDIGO & SAINDON