WARRANTY DEED

BOOK 4314 PAGE 873

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard A. Braden et ux.	Same	Map 144-13
(NAME) Chickering Lane	(NAME)	Par 8
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Nineteen Thousand and no/100 ---------- ($19,000.00) ---------- *Dollars,*

cash in hand paid by Richard A. Braden and wife, Mary B. Braden, the receipt of which is hereby acknowledged,

We, Ted Houston Welch and wife, Joanne C. Welch,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard A. Braden and wife, Mary B. Braden, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 30 on the Plan of Chickering Estates, Section 1, as of record in book 2663, pages 86 and 87, Register's Office for said County.
Said Lot No. 30 fronts 215 feet on the westerly side of Chickering Lane and extends back 539.5 feet on the northerly line and 617.7 feet on the southerly line to a dead line, measuring 344.0 feet thereon.
Being the same real property conveyed to Ted Houston Welch and wife, Joanne C. Welch by deed from Sarah Robinson Sharp, of record in book 3974, page 780, said Register's Office.

This conveyance is made subject to 10-foot easement for public utility purposes along rear line of premises, anchor easements at northeast and southeast corners and conditions of owners certificate, as shown on plan of record in book 2663, pages 86 and 87, Register's Office for said County; and to restrictive covenants of record in book 2810, page 5, and amended by instrument of record in book 3096, page 210, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 3rd day of March 1969

Affiant Richard A. Braden

My commission expires: June 6, 1972 (Affix Seal)

Notary Public Mary Evans

This is unimproved ( ) improved (X) property, known as lot on Chickering Lane, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Richard A. Braden and wife, Mary B. Braden, 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 taxes for 1969 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Richard A. Braden and wife, Mary B. Braden, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 3rd *day of* March, 19 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ted Houston Welch

× Joanne C. Welch

This Instrument Was Prepared By

Quincy W. Pedigo (ms)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, *a Notary Public in and for said County and State,* Ted Houston Welch and wife, Joanne C. Welch,

the within named bargainors, 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* 3rd *day of* March, *19* 69

Mary Emery, *Notary Public*

Commission expires June 6, 1972

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 .....

WARRANTY DEED

FROM
Ted Houston Welch et ux.

TO
Richard A. Braden et ux.

A 32553

IDENTIF. REFERENCE

MAR 5 9 32 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-5 CONV 19,000.00
MAR-5 S'TAX B* 49.40
MAR-5 PR'FEE B* .50
MAR-5 W'DEED B* 3.00 * 52.90

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.–S. W. Corner
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NASHVILLE, TENNESSEE