BOOK 4431 PAGE 576

WARRANTY DEED

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BASIL C. WELCH, II ET UX	GUARANTY MORTGAGE CO.	Map 75-3
(NAME)	(NAME)	
505 DES MOINES DRIVE	311 7TH AVENUE NORTH	Par. 7
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TENNESSEE	NASHVILLE, TENNESSEE 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

CASH IN HAND PAID AND OTHER GOOD AND VALID CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION BY THE GRANTEES, BASIL C. WELCH, II AND WIFE, SHIRLEY J. WELCH, OF THE BALANCE REMAINING ON A DEED OF TRUST FROM JAMES E. BURROUGHS AND WIFE, GAIL W. BURROUGHS, TO HERSCHEL GREER, TRUSTEE, OF RECORD IN BOOK 4198, PAGE 156, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE .

WE, JAMES E. BURROUGHS AND WIFE, GAIL W. BURROUGHS

have this day bargained and sold, and do hereby transfer and convey unto the said BASIL C. WELCH II AND WIFE, SHIRLEY J. WELCH,

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE PLAN OF TULIP GROVE, SECTION 1, AS OF RECORD IN BOOK 3700, PAGE 106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 15 FRONTS 94.0 FEET ON THE NORTHERLY SIDE OF DES MOINES DRIVE AND EXTENDS BACK 140.26 FEET ON THE WESTERLY LINE AND 152.90 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 73.14 FEET THEREON.
BEING THE SAME PROPERTY CONVEYED TO JAMES E. BURROUGHS AND WIFE, GAIL W. BURROUGHS BY DEED FROM FISCHER AND SHORT CONSTRUCTION CO. OF RECORD IN BOOK 4198, PAGE 155, REGISTER'S OFFICE FOR SAID COUNTY.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 21,991.57

Subscribed and sworn to before me, this the 15 day of JULY 19 70

James E. Burroughs
Affiant

My commission expires: 9-14-71 (Affix Seal)

Virginia Phillips
Notary Public

unimproved ( )
This is improved (X) property, known as 505 DES MOINES DRIVE, 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 BASIL C. WELCH II AND WIFE, SHIRLEY 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 BY SAID DEED OF TRUST,

WE further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to said real estate to said BASIL C. WELCH, II AND WIFE, SHIRLEY J. WELCH

THEIR (successors), heirs and assigns, against the lawful claims of all persons.

Witness OUR hand S this 15 day of JULY, 19 70 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Basil C. Welch II
Shirley J. Welch

James E. Burroughs
Gail W. Burroughs

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Virginia Phillips, *a Notary Public in and for said County and State,* JAMES E. BURROUGHS AND WIFE, GAIL W. BURROUGHS AND BASIL C. WELCH, II AND WIFE, SHIRLEY J. WELCH

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* 15 *day of* JULY, *19*70.

Virginia Phillips, *Notary Public*

Commission expires 9-14-71

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 .....

JUL 15 70 CONV 20,891.57
JUL 15 70 S'TAX A* 54.34
JUL 15 70 PR'FEE A* .50
JUL 15 70 W'DEED A* 3.00 * 57.84

WARRANTY DEED

FROM
JAMES E. BURROUGHS ET UX

TO
BASIL C. WELCH, II, ET UX

A 83753

IDENTIF. REFERENCE

JUL 15 1 38 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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