BOOK 4541 PAGE 379

This Instrument Was Prepared By
DENNEY, LACKEY, CHERNAU & CASTLEMAN
218 Third Avenue North
Nashville, Tennessee 37201

WARRANTY DEED

(CORPORATE FORM) Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Philip T. Welch and wife,	Fidelity Federal Savings & Loan	Map 161
Frances B. Welch (NAME)	Association	
Trousdale Court	401 Union	Lot 143
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Full

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- *Dollars,*

cash in hand paid by Philip T. Welch and wife, Frances B. Welch, and other good and valuable consideration, the receipt of which is hereby acknowledged, DUNN AND DUNN CONSTRUCTION COMPANY,----------

has bargained and sold, and does hereby transfer and convey unto the said

Philip T. Welch and wife, Frances B. Welch, their

(successors), heirs and assigns,

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in said County, being Lot No. 35 in Trousdale Court, on the Plan of Brentview Hills, Section 7, as of record in Book 4175, page 89, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a part of the property conveyed to Dunn and Dunn Construction Company by Brentview Development Company, by deed of record in Book 4472, page 642, Register's Office for Davidson County, Tennessee.

This conveyance was made subject to restrictions of record in Book 4404, page 813, Register's Office for Davidson County, Tennessee; easements, setback lines, conditions of owner's certificate, etc., as shown on plan of record in Book 4175, page 89 and in Book 4350, page 175, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 58,335.30

Subscribed and sworn to before me, this the 29th day of September 19 71

Affiant

My commission expires: May 22, 1974 (Affix Seal)

Notary Public

This is improved (X) unimproved ( ) property, known as 508 (House Number) Trousdale Court (Street) Nashville, Tennessee 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 ----------

Philip T. Welch and wife Frances B. Welch, their

(successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Philip T. Welch and wife, Frances B. Welch, their

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

Witness my *hand this* 29th *day of* September, 19 71, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

DUNN AND DUNN CONSTRUCTION COMPANY

By:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jack N. Sloan, a Notary Public of the State and County aforesaid, personally appeared N. C. Dunn, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged self to be A Partner of the ~~partnership~~ DUNN AND DUNN CONSTRUCTION COMPANY, the within named bargainor, a ~~partnership~~, and that he as such partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~partnership~~ by self as partner.

Witness my hand and seal, at office in Nashville, Tennessee, this 29th day of September, 1971.

Jack N. Sloan Notary Public

Commission expires May 22, 1974

NOTARY PUBLIC DAVIDSON COUNTY, TENN. SEAL

SEP 30 71	CONV	58,335.30			
SEP 30 71	S TAX		A*	151.58	
SEP 30 71	PR FEE		A*	.50	
SEP 30 71	W DEED		A*	4.00	* 156.08

019696-4

WARRANTY DEED

FROM

DUNN AND DUNN CONSTRUCTION COMPANY

TO

PHILIP T. WELCH ET UX

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

R 3 2 6 1-7

IDENTIF. REFERENCE

SEP 30 3 59 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING