BOOK 4677 PAGE 84

WARRANTY DEED

This instrument was prepared by RUTHERFORD, CROCKETT, GUENTHER, [illegible] Nashville Bank and Trust Bldg., [illegible]ville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charlotte Wilcox Welch (NAME)	Same (NAME)	Map 103-14
5717 Red Oak Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 102
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	MO

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable considerations paid by Charlotte Wilcox Welch the receipt and sufficiency of which are acknowledged by me,

I, Roy Welch

have this day bargained and sold, and do hereby transfer and convey unto the said Charlotte Wilcox Welch for her life, remainder after her death to Danni Royce (Penny) Welch, her (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Hillwood Terrace, as of Record in Book 2663, Page 50, Register's Office for said county.

Said Lot No. 17 fronts 126 feet on the southeasterly side of Red Oak Drive and runs back 324.7 feet on the southwesterly line and 464.5 feet on the northeasterly line to a dead line in the rear measuring 213.32 feet thereon.

Being the same real property conveyed to Roy Welch by deed of Les Wolfe of record in Book 4454, Page 656, Register's Office for said county.

The aforedescribed property is subject to restrictive covenants of record in Book 2749, Page 338 and easement for public utilities, setback line and conditions of owners certificate as shown on Plan of record in Book 2663, Page 50, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 22,000

Subscribed and sworn to before me, this the 31st day of January 19 73

Affiant Mrs Charlotte Wilcox Welch

My commission expires: (Affix Seal)

Notary Public J. H. Read Dep Register

This is unimproved (x) property, known as 5717 Red Oak Drive, Nashville, Tenn. 37205 (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 Charlotte Wilcox Welch for her life, remainder after her death to Danni Royce (Penny) Welch, her (successors), heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Charlotte Wilcox Welch for her life, remainder after her death to Danni Royce (Penny) Welch (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 30th day of January 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date. Charlotte Wilcox Welch joins herein as wife of Roy Welch in order that all marital rights may pass hereunder, and hereby conveys her interest in said land to said grantees.

Roy Welch

Charlotte Wilcox Welch

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nettie Sue Estes, a Notary Public in and for said County and State, Roy Welch and Charlotte Wilcox Welch

Roy Welch Charlotte Wilcox 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 30th day of January, 19 73.

Commission expires ~~Jan 30th~~ 5/18/73

Nettie Sue Estes
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

ROY WELCH

TO

CHARLOTTE WILCOX WELCH for her life, remainder after her death to DANNI ROYCE (PENNY) WELCH

JAN31 73 CONV 22,000.00
JAN31 73 S'TAX A* 57.20
JAN31 73 PR'FEE A* .50
JAN31 73 W'DEED A* 4.00 * 61.70

B 9 3 0 4 4

IDENTIF. REFERENCE

JAN 31 8 14 AM '73

FE... 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