BOOK 4780 PAGE 877

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anna Mary B. Nicol	Fidelity Fed. S&L Association	130-1-186
(NAME) 109 Blackburn Drive	(NAME) 226 Third Avenue North	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn.	(STREET ADDRESS) Nashville, Tennessee 37201	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten & 00/100 ($10.00) Dollars, paid in cash, and other good and valuable consideration received from the grantee hereinafter named, including the agreement of said grantee to assume and pay the balances of two certain indebtednesses which are secured by lien on the property herein conveyed, one of which is described in the Deed of Trust from George N. Welch, III and wife, Carolyn Welch, to Vaden Lackey, Jr., Trustee, of record in Book 4553, page 742, and the other of which is described in the Deed of Trust from the said George N. Welch, III and wife, to Vaden Lackey, Jr., Trustee, of record in Book 4579, page 730, Register's Office for Davidson County, Tennessee; we,

George N. Welch, III and wife, Carolyn Welch,

have this day bargained and sold, and do hereby transfer and convey unto the said grantee,

Anna Mary B. Nicol,

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

Land in Davidson County, Tennessee, being the northerly 45 feet of Lot No. 109 and all of Lot No. 111 on the Map of Bransford Realty Company's Belle Meade Golf Links Subdivision, as of record in Book 421, pages 94 and 95, Register's Office for said County.

Said part of Lot No. 109 fronts 45 feet on the easterly side of Blackburn Avenue and runs back between parallel lines 190 feet on the northerly line and 172 feet, more or less, on the southerly line to a dead line, measuring 50 feet, more or less, thereon.

Said Lot No. 111 fronts 60 feet on the easterly side of Blackburn Avenue and runs back 185 feet on the northerly line and 185 feet on the southerly line to a private park on said plan, measuring 60.2 feet thereon.

Being the same property conveyed to George N. Welch, III and wife, Carolyn Welch, by deed from Everett M. Clayton, Sr. and wife, Elizabeth C. Clayton, of record in Book 4553, page 738, Register's Office for said County.

This conveyance is subject to restrictions, easements and setback lines applicable to said property, to the lien of taxes for the year 1974, and to the right of the grantors to remain in possession until March 1, 1974.

The grantors warrant the heating and air conditioning systems to be in good working order as of the date possession is surrendered.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,500.00

Subscribed and sworn to before me, this the 15th day of January 19 74

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 109 Blackburn Drive, Nashville, Tennessee 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 grantee, her (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 stated above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* grantee, her (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 15th day of January, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

George N. Welch, III

Carolyn Welch

This instrument was prepared by John J. Archer, Attorney
300 James Robertson Parkway, Nashville, Tennessee 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, George N. Welch, III and wife, Carolyn 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 15th day of January, 1974.

Mary Emery
Notary Public

Commission expires 4/25/76

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 _____

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 222484

WARRANTY DEED

FROM
GEORGE N. WELCH, III, ET UX

TO
ANNA MARY B. NICOL

JAN16'74 CONV 47,500.00
JAN16'74 S'TAX A* 123.50
JAN16'74 PR'FEE A* .50
JAN16'74 W'DEED A* 4.00 * 128.00

C 38572

IDENTIF. REFERENCE

JAN 16 8 27 AM '74

FELIX Z. WHITE JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238