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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 1974.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John W. Nelley, Jr., Attorney, 1411 Parkway Towers, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George N. Welch III (NAME)	Commerce Union Bank (NAME)	FH 108-5
5916 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	400 Union Street (STREET ADDRESS)	Map. 144-60
Nashville, Tenn. 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. W. Rowland, Jr. and wife, Jane Steagall Rowland,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George N. Welch III and wife, Carolyn C. Welch,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of the W.W.Mooney Lands as of record in Minute Book 4, page 191, County Court of Davidson County, and described according to survey of William Collier Parrish, dated April 4, 1957, revised December 18, 1973, by James A. Hamilton, Jr., Surveyor, and by survey of John Kohl, dated January 17, 1974, as follows:

BEGINNING at a spike in the center of a private road, said point being 643.2 feet eastwardly from the center line of Hillsboro Road as measured along the center line of said roadway; thence with the center of said roadway the following calls and distances: S 29° 40' E 57.0 feet, S 25° E 75 feet, S 29° 30' E 60.0 feet, S 39° 10' E 67.2 feet, and S 43° 05' E 9.4 feet to a railroad spike; thence S 1° 22' 57" W along the westerly boundary of Joseph W. Rowland 376.34 feet to an iron pin in the northerly boundary of Pritchett and Company; thence N 81° 32' W 44.6 feet to a monument in the NE corner of Lot 1, Otter Creek Estates; thence with the N boundary of said lot 1, N 81° 32' W 253.0 feet to a corner post and iron pin; thence with the E boundary of Hayes property N 24° 35' E 261 feet to a large corner post; thence with the N boundary of Hayes, N 66° 05' W 104.3 feet to an iron pin; thence N 25° 52' E 353 feet to the beginning ; containing 2.892 acres, more or less.

BEING the same property conveyed to J. W. Rowland, Jr., and wife, Jane Steagall Rowland by deed from Ada W. Rowland, a widow, of record in Book 4575, page 546, Register's Office for Davidson County, Tennessee.

This conveyance is subject to and together with right in and to a common driveway serving the above described property and other properties for ingress and egress to and from Hillsboro Road as set forth in MESNE instruments of record and including the deed of record in Book 4575, page 546, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements, or other encumberances which are matters of public record.

unimproved ( )
This is improved ( ) property, known as 5916 Hillsboro Road, Nashville, Tennessee 37215
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 1st day of February, 19 74

J. W. Rowland Jr.

Jane Steagall Rowland

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. W. Rowland, Jr. and wife, Jane Steagall Rowland,

the 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 1st day of February 1974

My Commission Expires December 17, 1974

Commission expires _____

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM

J. W. Rowland, Jr. and wife, Jane Steagall Rowland,

TO

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

C 40969

IDENTIF. REFERENCE

FEB 6 1 48 PM '74

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILLIAM [illegible] ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

FEB-6-74	CONV	67,500.00			
FEB-6-74	S'TAX		A*	175.50	
FEB-6-74	PB'FEE		A*	.50	
FEB-6-74	W'DEED		A*	4.00	* 180.00