BOOK 4801 PAGE 131 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,650.00

X _____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 1974.

_____ Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, ATTORNEYS, 112 STAHLMAN BUILDING, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ross L. Welker (NAME)	Hamilton Mortgage Corporation (NAME)	4D-34834
4250 Sweden Drive (STREET ADDRESS OR ROUTE NUMBER)	6065 Roswell Road (STREET ADDRESS)	Map 75-6
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia (CITY) (STATE) (ZIP)	Par 25

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, WILLIAM WOLLENWEBER and wife, AUGUSTE WOLLENWEBER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROSS L. WELKER and wife, MARILYN J. WELKER

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 Davidson County, Tennessee, being Lot NO. 266 on the plan of Hermitage Estates, Section Two, of record in Plan Book 3700, page 23, Register's Office for said County.

SAID Lot No. 266 fronts 90 feet on the westerly margin of Sweden Drive and extends back 134.77 feet on the southerly line and 134.74 feet on the northerly line to a dead line in the rear, measuring 90. feet thereon.

BEING the same property conveyed to William Wollenweber and wife, Auguste Wollenweber by deed from F. E. Stratton, Jr. and wife, Bettie S. Stratton of record in Book 4176, page 738, Register's Office for Davidson County, Tennessee.

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

unimproved ( ) This is improved (X) property, known as 4250 Sweden Drive, Hermitage, Tennessee
(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 hands this 27th day of March, 19 74

X William Wollenweber
William Wollenweber

X Auguste Wollenweber
Auguste Wollenweber

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Wollenweber and wife, Auguste Wollenweber

the 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 27 day of March 1974

Commission expires 2-5-77

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

C 47787

WARRANTY DEED

FROM

William Wollenweber & wife,

Auguste Wollenweber

TO

Ross L. Welker and wife,

Merilyn J. Welker

IDENTIF. REFERENCE

MAR 29 3 51 PM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

MAR 29 74	CONV	34,650.00			
MAR 29 74	S'TAX		A*	89.96	
MAR 29 74	PR'FEE		A*	.50	
MAR 29 74	W'DEED		A*	4.00	* 94.46

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Row 1, Box 8
WILKINS & ADAMS
ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

(JKL)