WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Corbert Homer Welch Jr.	Mortgage Associates Inc	6104-19430
455 Elysian Field Rd (NAME & STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive N.E. (NAME & STREET ADDRESS)	Map 133-14
Nashville Tenn (CITY) (P. O. ZONE) (STATE)	Atlanta Georgia 30341 (CITY) (ZONE) (STATE)	Par. 78

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- Dollars,

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 2574, page 505, Register's Office for said County.

We, Ralph E. Choate and wife, Patty Kennemur Choate,

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

Corbert Homer Welch, Jr. and wife, Betty Aileen Welch, their

~~XXXXXX~~ heirs and assigns,

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

Being Lot No. 10 and the northeasterly part of Lot No. 11 on the Plan of Elysian Park, as of record in Book 2331, page 32, Register's Office for said County.

Said Lot No. 10 fronts 117 feet on the southeasterly side of Trousdale Drive and runs back between lines 404.7 feet on the northeasterly line and 355 feet on the southwesterly line, to a dead line in the rear measuring 127.2 feet thereon. Said part of Lot No. 11 begins at the common corner of Lots No. 10 and 11; thence in a southwesterly direction along the easterly margin of Trousdale Drive 8 feet to an iron pin; thence south 38° 6' east 346 feet to a point in the rear line of Lot No. 11; thence in an easterly direction 13.5 feet to the common corner of Lots Nos. 10 and 11; thence in a northwesterly direction 355 feet to the point of beginning.

Being the same property conveyed to Ralph E. Choate and wife, Patty Kennemur Choate by deed from John B. Blanks and wife, Marilyn Blanks of record in Book 3465, page 417, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 21,000.00

Subscribed and sworn to before me, this the 30 day of May 1975

Affiant Corbert Homer Welch Jr.

My commission expires: 11-12-78 (Affix Seal)

Notary Public Dewey W. Pedigo

This is unimproved ( ) improved ( ) property, known as ..... (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

Corbert Homer Welch, Jr. and wife, Betty Aileen Welch, their ~~XXXXXX~~

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 noted above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said

Corbert Homer Welch, Jr. and wife, Betty Aileen Welch, their ~~XXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 30 day of May, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

This Instrument Was Prepared By

Dewey W Pedigo

Of The Law Firm Pedigo & Saindon

Stahlman Building, Nashville, Tennessee

Ralph E. Choate

Patty Kennemur Choate

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dewey W. Pedigo, a Notary Public in and for said County and State, Ralph E. Choate and wife, Patty Kennemur Choate, the within named 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 30 day of May, 19 75.

Commission expires 11-12-78

Dewey W. Pedigo
Notary Public

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.....

Commission expires.....

.....Notary Public

MAY 30 75 CONV 21,000.00
MAY 30 75 S'TAX A* 54.60
MAY 30 75 PR'FEE A* .50
MAY 30 75 W'DEED A* 4.00 * 59.10

WARRANTY DEED

FROM

RALPH E. CHOATE, ET UX

TO

CORBERT HOMER WELCH, JR., ET UX

D 00490

IDENTIF. REFERENCE

MAY 30 2 53 PM '75

FELIX A. FISHER REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON