BOOK 4935 PAGE 787

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
(NAME)	First Federal Savings & Loan (NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	116-7
(CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	71 Pw

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, receipt of which are hereby acknowledged; I

Clara H. Bryan, surviving widow

have bargained and sold, and by these presents do transfer and convey unto the said George N. Welch, III and wife, Carolyn Carr Welch

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the north one-half of Lot No. 26 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, of record in Book 421, pages 102 and 103, said Register's Office.

Said part of said Lot No. 26 fronts 100 feet on the easterly side of Lynwood Boulevard and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William J. Bryan, and wife, Clara H. Bryan, by deed from Josh Cody, and wife, of record in Book 1339, page 151, said Register's Office. The said William J. Bryan having since died.

JUL 25 75 CONV 77,500.00
JUL 25 75 S'TAX A* 201.50
JUL 25 75 PR'FEE A* .50
JUL 25 75 W'DEED A* 4.00 * 206.00

This conveyance is subject to easements, restrictions, set back lines of record and taxes for 1975, applicable to said property.

unimproved ( )
This is improved (X) property, known as 308 Lynwood Boulevard (House Number) (Street)
Nashville, Tennessee 37205
(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 23rd day of July, 19 75.

Clara H. Bryan

CLARA H. BRYAN

BOOK 4935 PAGE 768

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named Clara H. Bryan, surviving widow

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of July, 1975.

My commission expires 8-1-77 Notary Public V. L. Baldyga

V. L. BALDYGA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 77,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 23rd day of July, 1975.

My commission expires 8.1.77 Notary Public V. L. Baldyga

V. L. BALDYGA NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:		
This instrument prepared by		
Name	STEPHENSON AND LACKEY First Federal Building Nashville, Tennessee 37219	Address

WARRANTY DEED

FROM CLARA H. BRYAN, surviving widow

TO GEORGE N. WELCH, III AND WIFE, CAROLYN CARR WELCH

D 08438

IDENTIF. REFERENCE

JUL 25 4 02 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219