| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| (NAME) | First Federal Savings and Loan<br>(NAME)<br>Union at Fourth | 144 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS)<br>Nashville, Tennessee 37219 | 60 pw |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## 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; we

JUL29 CONV 78,000.00
JUL29 S'TAX A* 202.80
JUL29 PR'FEE A* .50
JUL29 DEED A* 4.00 * 207.30

GEORGE N. WELCH, III, and wife CAROLYN C. WELCH

have bargained and sold, and by these presents do transfer and convey unto the said Charles B. Shelton, III, and wife, Deborah J. Shelton

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

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 roadway 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 northeast corner of Lot 1, Otter Creek Estates; thence with the North boundary of said Lot 1, N 81° 32' W 253.0 feet to a corner post and iron pin; thence with the East boundary of Hayes property N 24° 35' E 261 feet to a large corner post; thence with the North 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 property conveyed to George N. Welch, III, and wife, Carolyn C. Welch by deed from J. W. Rowland, Jr. and wife, Jane Steagall Rowland, of record in Book 4785, page 981, Register's Office for Davidson County, Tenn.

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 5916 Hillsboro Road (House Number) (Street)
Nashville, Tennessee 37215 (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

GEORGE N. WELCH, III — CAROLYN C. WELCH

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

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 23rd day of July, 19 75.

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 $ 78,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Deborah J. Shelton

Sworn to and subscribed before me this 23rd day of July, 19 75.

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:

| Name | Address |
|---|---|
| *This instrument prepared by* STEPHENSON AND LACKEY | First Federal Building Nashville, Tennessee 37219 |

WARRANTY DEED

FROM GEORGE N. WELCH, III, AND WIFE, CAROLYN C. WELCH

TO CHARLES B. SHELTON, III, AND WIFE, DEBORAH J. SHELTON

B 08803

IDENTIF. REFERENCE

JUL 29 3 25 PM '75

FELIX C. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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