WARRANTY DEED

BOOK 5006 PAGE 868

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Binkley Realty Inc. (NAME)	(NAME)	74-4
4287 Central Pike (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Hermitage Tenn. (CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	10pt

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 4012, page 273, Register's Office for Davidson County, Tennessee.

We, George E. Welch and wife, Frances J. Welch

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

Binkley Realty, Inc., its successors and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 1045 on the Plan of Hermitage Hills Subdivision, Section 10, as of record in Book 3600, page 50, Register's Office for said County.

Said Lot No. 1045 begins at a point in the northeast margin of a curve in Bonnavent Drive, the common corner of Lots 1044 and 1045, and runs back in a northeasterly direction 160.0 feet along the common line of said Lots Nos. 1044 and 1045 to a point; thence 116.2 feet in a northwesterly direction to a point, the common rear corners of Lots 1045, 1046 and 1047; thence in a southwesterly direction 151.2 feet along the common line of said Lots 1045 and 1046 to a point in the northeasterly margin of curve in Bonnavent Drive; and thence around said curve in said Drive in a southeasterly direction 79.8 feet to the point of beginning.

Being the same property conveyed to George E. Welch and wife, Frances J. Welch by deed from Roy D. Martin and wife, Patsy C. Martin of record in Book 4233, page 478, 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 said 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 $ 17,500.00

Subscribed and sworn to before me, this the 27th day of February, 19 76

Affiant

My commission expires: 5/10/76 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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

Binkley Realty, Inc., its successors (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

Binkley Realty, Inc., its successors

(heirs) heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 27th day of February, 1976 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

George E. Welch

Frances J. Welch

This Instrument Was Prepared By

Of The Law Firm Pedigo & Sandon

Stahlman Building, Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Bunkley, a Notary Public in and for said County and State, George E. Welch and wife, Fnances J. Welch 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 27th day of February, 19 76.

Mary E Bunkley Notary Public

Commission expires 5/10/76

MARY E. BINKLEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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...

...Notary Public

Commission expires ...

MAR 18 76	CONV	27,500.00			
MAR 18 76 S TAX			B*	71.50	
MAR 18 76 PR FEE			B*	.50	
MAR 18 76	W DEED		B*	4.00	* 76.00

WARRANTY DEED

FROM
GEORGE E. WELCH, ET UX
TO
BINKLEY REALTY, ICN

D 40772

IDENTIF. REFERENCE

MAR 18 1 27 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
NASHVILLE, TENNESSEE 37238
Phone 255-4631

PEDIGO & SAUNDON