A. HARRIS[illegible], ATTY.
[illegible]
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

BOOK 5104 PAGE 606

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia P. Derryberry (NAME:)	Patricia P. Derryberry (NAME:)	116-13-16
6026 Sedberry Road (STREET ADDRESS OR ROUTE NUMBER)	6026 Sedberry Road (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of SEVENTY-ONE THOUSAND SEVEN HUNDRED FIFTY AND NO/100 ($71,750.00) *DOLLARS* cash in hand paid to Ted Welch, Trustee, receipt whereof is hereby acknowledged,

JAN 11 77	CONV	71,750.00		
JAN 11 77	S'TAX		B* 136.42	
JAN 11 77	PR'FEE		B* .50	
JAN 11 77	W'DEED		B* 8.00	* 194.92

I, Ted Welch, Trustee *have bargained and sold, and by these presents ~~do~~ transfer and convey unto the said* Patricia P. Derryberry, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being building site No. 35-B as shown on the plat of Sedberry Place of record in Plat Book 5050, page 15, which is a condominium plat of Lot 35 and Lot 36 of Harding Park, Section II, and recorded in Plat Book 4860, page 103, Register's Office for Davidson County, Tennessee. Said plat of Sedberry Place does not specifically refer to "Sedberry Place", but the plat which is of record in Plat Book 5050, page 15, in said Register's Office, is also to be known as a plat of "Sedberry Place", a condominium.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 71,750.00

Subscribed and sworn to before me this the 11 day of [illegible] 19[illegible]

Affiant

My commission expires: [illegible] (Affix Seal)

Notary Public

A. H. JOHNSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subject to plat of record and Master Deed and Bylaws which are of record in Plat Book 5095, page 181, and Amendment to Master Deed and Bylaws of Sedberry Place Homeowners' Association, Inc., of record in Plat Book 7183, page 227, all in Register's Office for Davidson County, Tennessee.

As part of the consideration of this transfer, Patricia P. Derryberry agrees to be bound by the said Master Deed , Bylaws, and Amendments thereto.

unimproved ( )
This is improved (X) property, known as 6026 Sedberry Road, Nashville, TN 37215
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Patricia P. Derryberry, her *heirs and assigns, forever.*

And I, Ted Welch, *do covenant with the said* Patricia P. Derryberry *that* I am *lawfully seized and possessed of said land in fee simple; ~~have~~ a good right to convey it, and the same is unencumbered,* except as indicated above.

Joanne C. Welch, the wife of Ted Welch, Trustee, joins herein for the sole purpose of conveying whatever interest she may have in the above property, including marital, homestead and dower rights.

And I, Ted Welch, Trustee, *~~do~~ further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Patricia P. Derryberry, her *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 11th *day of* January, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ted Welch Trustee
TED WELCH, TRUSTEE

Joanne C. Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, A. H. Johnson Jr., a Notary Public in and for said County and State, the within named Ted Welch, Trustee, such wife, Joanne C. Welch

the bargainor, 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 7 day of January, 1977.

A. H. Johnson
Notary Public

JOHNSON, JR. ★ NOTARY PUBLIC ★ TENN. DAVIDSON COUNTY.

Commission Expires 2-10-79

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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

Witness my hand and official seal at....., this.....
day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

WARRANTY DEED

FROM

TO

D8461 2

JAN 11 11 17 AM '77

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