This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5152 PAGE 571

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Welleford, et ux (NAME)	Prudential Ins. Co. (NAME)	Map 135-5
308 Melvin Jones Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9049 (STREET ADDRESS)	Parcel 56
Nashville Tenn. (CITY) (P. O. ZONE) (STATE)	Van Nuys, Calif. 91450 (CITY) (ZONE) (STATE)	2DV-07490

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Paul Welleford and wife, Margaret Welleford and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Paul Welleford and wife, Margaret Welleford have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $14,400.00, secured by deed of trust of record in Book 3712, page 377, Register's Office for Davidson County, Tennessee,

We, Edward Coggins and wife, Bobbie W. Coggins,

have this day bargained and sold, and do hereby transfer and convey unto the said Paul Welleford and wife, Margaret Welleford,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Town Park Estates, as of record in Book 3300, pages 64 & 65, Register's Office for said County.
Said Lot No. 62 fronts 174 feet on the northeasterly side of Melvin Jones Drive and extends back 145.35 feet on the northwesterly line and 228.75 feet on the southeasterly line to a dead line measuring 192.96 feet thereon.

Being the same property conveyed to Edward Coggins and wife, Bobbie W. Coggins by deed from Walter E. Geldrich, Jr. and wife, Wilma Geldrich, recorded in Book 4343, page 51, Register's Office for said County.

This conveyance is made subject to a 10-foot easement for public utilities and drainage along the rear line of the lot, an anchor easement 2-1/2 x 30 feet at the southeasterly and southwesterly corner of the lot, and a 30-foot setback line from Melvin Jones Drive, and conditions of owner's certificate, as shown on plan of record in Book 3300, pages 64 and 65; easement for sanitary sewers and/or storm drainage, of record in Book 5002, page 220; and restrictive covenants of record in Book 3400, page 120, and amended in Book 3436, page 43, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Subscribed and sworn to before me, this the 27th day of May 1977

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

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
Paul Welleford and wife, Margaret Welleford,
their *(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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Paul Welleford and wife, Margaret Welleford,
their
(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 27th *day of* May, 1977, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward Coggins

Bobbie Coggins

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emsey, *a Notary Public in and for said County and State,* Edward Coggins and wife, Bobbie W. Coggins,

*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* May, *19* 77

NOTARY PUBLIC AT LARGE

Mary Emsey *Notary Public*

Commission expires 4/21/80

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.....

CO 31,000.00	MO
WD 4.00	MS
TD	ST 80.60
CC	ST
MR	PF .50
UCC	TOTAL 85.10

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 23962

WARRANTY DEED

FROM
Edward Coggins, et ux

TO
Paul Wellford, et ux

F 06113

IDENTIF. REFERENCE

MAY 27 4 03 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238