77-6-14
FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $76,500.00

Patricia N. Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF August, 1977

Notary Public

MY COMMISSION EXPIRES: 11-7-78
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foley and Weiss, Attorneys, 908 Fidelity Federal Bldg., Nashville, Tennessee 37219
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| John F. Hughes and wife (NAME) | Third National Mortgage Company (NAME) | 116-13-PP157 |
| 6016 Sedberry Road (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2628 (STREET ADDRESS) | |
| Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ted Welch, Trustee, with full power to sell or convey by deed or mortgage without the joinder of any beneficiary for whom he may be acting.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Hughes and wife, Patricia N. Hughes

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

A certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit: Condominium Unit No. 38-A in the Condominium Plat of Lots 37 and 38 of Harding Park, Section 2, Lots 35-38, together with the limited common elements appurtenant thereto, a horizontal Property Regime, as shown on the Plat of record in Book 5050, page 81, Register's Office for said County, to which plan reference is here made.

BEING part of the property conveyed to Ted Welch, Trustee by deed from Shade Murray, Jr. and wife, Ann P. Murray of record in Book 4966, page 323, Register's Office for Davidson County, Tennessee.

Subject to plat of record and Master Deed establishing a Horizontal Property Regime of Sedberry Place Homeowners Association, Inc., of record in Book 5095, pages 181 which are made applicable by instrument of record in Book 5173, page 527, said Register's Office.

Joanne C. Welch, the wife of Ted Welch, joins in the execution of this instrument for the purpose of releasing any and all rights that she may have or be entitled to in the above described property, especially her marital rights.

This is unimproved (XX) improved property, known as 6016 Sedberry Road, Nashville, Tennessee 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 5th day of August, 1977

Ted Welch
TED WELCH

Joanne C. Welch
JOANNE C. WELCH

Ted Welch, Trustee
TED WELCH, TRUSTEE

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ted Welch, individually and as trustee, and Joanne 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 5th day of August 19 77

Commission expires 11-7-79

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

FILE IN BOX 4

**WARRANTY DEED**

FROM

TED WELCH, TRUSTEE

TO

JOHN F. HUGHES AND WIFE,

PATRICIA N. HUGHES

FEE 18933

IDENTIF. REFERENCE

AUG 8 11 07 AM '77

FELIX E. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

| | | | | | |
|---|---|---|---|---|---|
| AUG-8-77 | CONV | 76,500.00 | | | |
| AUG-8-77 | S'TAX | | B* | 198.90 | |
| AUG-8-77 | PR'FEE | | B* | .50 | |
| AUG-8-77 | W'DEED | | B* | 4.00 | * 203.40 |