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

BOOK 5186 PAGE 851

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
George Welch, III, et ux	Security Federal Savings & Loan Assn.	Map 130-11
(NAME) 3910 Wayland Drive	(NAME) 4235 Hillsboro Road	Parcel 96
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	FH-05075
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by George Welch, III and wife, Carolyn Welch 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 George Welch, III and wife, Carolyn Welch have assumed and agree to pay the unpaid balance of an original indebtedness of $30,000.00, secured by Deed of Trust of record in Book 5054, page 492, Register's Office for Davidson County, Tennessee,

I, Ernest George Gendron, II, unmarried,

have this day bargained and sold, and do hereby transfer and convey unto the said George Welch, III and wife, Carolyn Welch,

their *(successors), heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 2 of Block "R" on the Plan of Tyne Meade, Section 4, as of record in Book 1424, page 25, Register's Office for said County.
Said Lot No. 2 fronts 145 feet on the northerly side of Wayland Drive and runs back 274.9 feet on the westerly line and 326 feet on the easterly line to a dead line measuring 152.99 feet thereon.

Being the same property conveyed to Ernest George Gendron, II, by deed from Robert Douglas Peery and wife, Carolin S. Peery, of record in Book 5054, page 490, Register's Office for said County.

This conveyance is made subject to an easement for public utilities along the rear line of premises, a drainage and anchor easement, a building setback line and conditions of owner's certificate, as shown on plan of record in Book 1424, page 25, and a prepetual easement reserved over the rear line of the lot for utility installation and maintenance, of record in Book 1512, page 384, 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 $ 72,000.00

Subscribed and sworn to before me, this the 19th day of August 19 77

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

Affiant

Notary Public

This is improved (XX) unimproved ( ) property, known as 3910 Wayland Drive, Nashville, Tennessee
(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 George Welch, III and wife, Carolyn Welch,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *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 for 1977 taxes which are prorated and assumed by the purchasers.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* George Welch, III and wife, Carolyn Welch,

their

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

Witness my hand this 19th *day of* August, 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.*

Ernest George Gendron

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensley, *a Notary Public in and for said County and State,* Ernest George Gendron, II

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

Witness my hand and official seal at Nashville, Tennessee
this 19th *day of* August, *19* 77.

Mary Ensley
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 .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238 32224

WARRANTY DEED

FROM
Ernest George Gendron, II

TO
George Welch, III, et ux

AUG 22 77 CONV 71,000.00
AUG 22 77 S'TAX B* 187.20
AUG 22 77 PR'FEE B* .50
AUG 22 77 W'DEED B* 4.00 * 191.70

E 21714

IDENTIF. REFERENCE

AUG 22 12 06 PM '77

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238