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

WARRANTY DEED

BOOK 5239 PAGE 435

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrews Properties, Inc. (NAME)	SAME (NAME)	MAP 131-2
4421 Warner Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 4
Nashville, Tenn. 37205 (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 Andrews Properties, Inc., a Tennessee corporation, 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 Andrews Properties, Inc., a Tennessee corporation, has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $1,200,000.00 secured by deed of trust of record in Book 4361, page 816, Register's Office for Davidson County, Tennessee,

We, Ted H. Welch and wife, Joanne C. Welch,

have bargained and sold, and by these presents do transfer and convey unto the said Andrews Properties, Inc., a Tennessee corporation

its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 7th Civil District of Davidson County, Tennessee, as shown on the Plat of Resubdivision of Hobbs House Apartment Site, of record in Book 4595, page 74, Register's Office for said County, described as follows:
Beginning at a concrete monument in the northerly margin of Hobbs Road, being the southwesterly corner of Hillsboro-Hobbs Road Subdivision, of record in Book 1130, page 30, said Register's Office; thence along the northerly margin of Hobbs Road, North 86 degrees 51 minutes West 327.06 feet to a concrete monument; thence North 11 degrees 19 minutes 42 seconds East 317.43 feet to an iron pin; thence North 86 degrees 51 minutes West 90 feet to an iron pin; thence North 11 degrees 23 minutes 53 seconds East 299.61 feet to an iron pin; thence South 86 degrees 39 minutes East 411.84 feet to an iron pin; thence South 10 degrees 54 minutes West 614.89 feet to the point of beginning.
Being the same property conveyed to Ted H. Welch by deeds from William O. Daugherty, Jr., et al, Partners, d/b/a Hobbs House, of record in Book 4539, page 861, and from Ruth B. Gaston Randolph, of record in Book 4616,page 272, said Register's Office.

This conveyance is subject to 30-foot public utility and drainage easement along the easterly line, 10-foot public utility and drainage easement along the northerly and westerly lines, 30-foot building setback line from Hobbs Road and conditions of Owner's Certificate of record in Book 4595, page 74, Register's Office for said County.

All leases encumbering the property are hereby assigned to the grantee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $3,500,000.00

Subscribed and sworn to before me, this the 30th day of Dec. 1977

Affiant

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

Notary Public

MARY ENSEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved ( ) property, known as ..... (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 Andrews Properties, Inc., a Tennessee corporation, its *heirs and assigns, forever.*

And We *do covenant with the said* Andrews Properties, Inc.,a Tennessee corporation *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.*

And We, Ted H. Welch and wife, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Andrews Properties, Inc., a Tennessee corp., its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 30th *day of* December, *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.*

Joanne C. Welch

Ted H. Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, the within named Ted H. Welch ~~and wife~~

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 30th day of Dec., 1977.

Mary Emery, Notary Public

Commission Expires 4/21/80

MARY EMERY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENNESSEE

X

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James E. White, a Notary Public in and for said County and State, the within named Joanne C. Welch

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 Nashville TN, this 29th day of Dec, 1977.

James E. White, Notary Public.

Commission Expires 8/6/79

JAMES E. WHITE NOTARY PUBLIC AT LARGE TENNESSEE

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.....

BOOK 5239 PAGE 438

WARRANTY DEED

FROM

TO

E 44395

IDENTIF. REFERENCE

JAN 3 2 26 PM '78

FELIX Z. WILSON IV REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

JAN-3 78 CONV * .00 7,500,000.00
JAN-3 78 S'TAX B*6,500.00
JAN-3 78 PR'FEE B* .50
JAN-3 78 W'DEED B* 8.00 * 6,508.50