Prepared by Assoc Capital Corp BOOK 5293 PAGE 871
Murf. Rec. **WARRANTY DEED** Wash. Co.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRED B. WELCH, ET UX (NAME)	same (NAME)	Map 43-15
103 Wychewood Cove (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 199
Madison, Tn. 37115 (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, the receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption of an indebtedness of record in Book 4432, page 543, Register's Office for Davidson County, Tennessee, payable to Associates Financial Services (formerly Associates Capital Corp.),

we, JAMES E. THIEL and wife, ANN S. THIEL, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said FRED B. WELCH and wife, DELLA PEARL WELCH, hereinafter called the GRANTEES, their *(successors), heirs and assigns,*

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

Lot 99 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee, and being the same property conveyed to Fred B. Welch and wife, Della Pearl Welch, by deed from James E. Thiel and wife, Ann S. Thiel, of record in Book 5063, page 90, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and covenants of record in Book 4280, page 68, Register's Office of Davidson County, Tennessee, and all zoning ordinances or laws of any Governmental authority.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,800.00

Subscribed and sworn to before me, this the 2 day of June 19 78

Affiant James E. Thiel

My commission expires: 11-10-79 (Affix Seal)

Notary Public Isabell Isabell, Notary

This is improved (X) unimproved ( ) property, known as 103 Wychewood Cove (House Number) (Street) Madison, Tn. 37115 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 GRANTEES, 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* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand S. this 2nd day of June, 19 78 the appropriate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

NOTARY Isabell Isabell, Notary
My Commission Expires 11-10-79
DAVIDSON COUNTY

James E. Thiel
Ann S. Thiel

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* JAMES E. THIEL and wife, ANN S. THIEL

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 Madison, *Tennessee, this* 2nd *day of* June, *19*78.

Billie Baker *Notary Public*

Commission expires 11-10-79

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 .....

JUN-5 78 CONV *7,800.00

JUN-5 78	S'TAX	B*	20.28	
JUN-5 78	PR'FEE	B*	.50	
JUN-5 78	W'DEED	B*	4.00	* 24.78

WARRANTY DEED

FROM

JAMES E. THIEL and wife

TO

FRED B. WELCH and wife,

DELLA PEARL WELCH

E 6 9 0 4 6.

IDENTIF. REFERENCE

JUN 5 11 06 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Lawyers Title of Nashville, Inc.
POST OFFICE BOX 742 • 101 CUMBERLAND STREET
MADISON, TENNESSEE 37115
AREA CODE 615/868-8700