104-10
par 41

D E E D

BOOK 5298 PAGE 820

FOR AND IN CONSIDERATION of the sum of Thirty-Eight Thousand Dollars ($38,000.00), Ten Thousand Six Hundred Forty and no/100's Dollars ($10,640.00) of which has this day been paid in cash, and for the balance the Grantees herein have executed and delivered their note secured by Deed of Trust on the property hereinafter described, I, ELLA WINBORN DAVIS, of Hardin County, Tennessee, have this day bargained and sold, and by these presents do hereby transfer and convey unto DONALD WELCH and wife, GAY WELCH, of Nashville, Tennessee, their heirs and assigns, certain property located, lying and being in metropolitan Nashville, Davidson County, Tennessee, and being the same property which was conveyed to me and my then husband, James W. Davis, now deceased, by Deed of Herron Reynolds and wife dated the 25th day of July, 1931, and recorded in the Register's Office for Davidson County, Tennessee in Book 882, page 124, and I now being the owner of said property in fee as the surviving tenant by the entirety, and the property conveyed by this Deed is Lot No. 4 on the Plan of Elmington Place Subdivision as the same appears of record in said Register's Office in Book 547, page 59, and said Lot No. 4 fronts 50 feet on the Southerly side of Byron Avenue, and runs back on the Easterly line 152 feet and 1 inch, and on the Westerly line 144 feet and 4 inches to a dead line, and shows 50 feet and 10 inches on said dead line, and reference to the above mentioned Plan and the Book and page where recorded is here made for the purpose of incorporating the same herein.

Prepared by:
LACKEY & LACKEY
Attorneys at Law
P. O. Box 722
Savannah, Tn.
38372

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto the said DONALD WELCH and wife, GAY WELCH, their heirs and assigns, forever in Fee Simple.

I covenant with the said DONALD WELCH and wife, GAY WELCH, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have good and lawful right to convey the same, and the same is unencumbered except taxes for the year 1978 which are

JUN 14 78	CONV	38,000.00			
JUN 14 78	S TAX		B*	98.80	
JUN 14 78	PR FEE		B*	.50	
JUN 14 78	W DEED		B*	4.00	* 103.30

neither due nor payable at this time, but which will be paid by the Grantees herein, and further except for easement in favor of Mrs. Orman Jordan which is of record in said Register's Office in Book 702, page 514, on the Westerly 1½ feet of the above described lot, and this conveyance is made subject to said easement, and this conveyance is further subject to existing utility easements.

And I, Ella Winborn Davis, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said property unto the said DONALD WELCH and wife, GAY WELCH, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 1st day of June, 1978.

Ella Winborn Davis

STATE OF TENNESSEE

HARDIN COUNTY

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainor, ELLA WINBORN DAVIS, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal, this 1st day of June, 1978. My Commission expires 8-25-80.

Notary Public

New Owner
The person responsible for the payment of taxes is: Donald Welch

3521 Byron Avenue, Nashville, Tn. 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF June 1978.
Deputy Register

IDENTIF. REFERENCE

JUN 14 3 55 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E. 7.1 1.7.8.