This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5416 PAGE 880

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Larry S. Welch and wife, Anita L. Welch	NEW OWNER	95-14-48
(NAME)	(NAME)	
2143 SANBORN DRIVE		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN. 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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

cash in hand paid by Larry S. Welch and wife, Anita L. 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 Larry S. Welch and wife, Anita L. Welch have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $30,400.00, secured by deed of trust of record in Book 5253, page 973, Register's Office for Davidson County, Tennessee,

We, Harrie W. Nichols and wife, Betty J. Nichols

have this day bargained and sold, and do hereby transfer and convey unto the said Larry S. Welch and wife, Anita L. Welch

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Elm Hill Acres, Section No. 1 of record in Book 2331, page 67, Register's Office for said County.

Beginning at a point in the southerly margin of Crystal Drive at the common corner of Lots Nos. 87 and 88; thence with the margin of said Drive, easterly 130 feet to a point at the beginning of a curve; thence around said curve, southeasterly 31.42 feet to a point in the westerly margin of Sanborn Drive; thence with the margin of the same, southerly 205 feet to a point, the northeast corner of Lot No. 45; thence with the line between Lots Nos. 88 and 45, westerly 150 feet to a corner of Lot 87; thence with the line between Lots Nos. 87 and 88, northwardly 225 feet to the point of beginning.

Being the same property conveyed to Harrie W. Nichols and wife, Betty J. Nichols, by deed from John E. Leonard and wife, Dorothy Jean Leonard, of record in Book 5253, page 971, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes, 40-foot setback line from Sanborn Drive, easement for power transmission, 5 X 25-foot anchor easement, 40-foot setback line from Crystal Drive, and conditions of Owner's Certificate of record in Book 2331, page 67, Register's Office for said County; and restrictive covenants of record in Book 2442, page 464, Register's Office for said County.

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 38,109.10

Subscribed and sworn to before me, this the 2 day of April 19 79.

Affiant Larry S. Welch

My commission expires: 8/6/80 (Affix Seal)

Notary Public Harrie W. Nichols

unimproved ( )
This is improved (XX) property, known as 2143 Sanborn Drive, Nashville, Tennessee 37210
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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.

Whenever 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 2nd *day of* April *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harrie W. Nichols

Betty J. Nichols

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Dianne M. Lackey, *a Notary Public in and for said County and State,* Harrie W. Nichols and wife, Betty J. Nichols

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 Nashville, *Tennessee, this* 2nd *day of* April, *19* 79

Dianne M. Lackey
Notary Public

Commission expires 8/6/80

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 .....

WARRANTY DEED

FROM
Harrie W. Nichols and wife,
Betty J. Nichols
TO

Larry S. Welch and wife,
Anita L. Welch

F. 2 2 5. 7. 4

mail-
deed

IDENTIF. REFERENCE

APR 6 10 12 AM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5416 PAGE 882

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

38109.14- CO
99.06 CO TX
.50 PRFEE
4.00 WDEED
CHECK 103.56-
4026A04/06/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 2 5 7. 4

T
IDENTIF. REFERENCE

APR 6 10 12 AM '79
FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

No. 675443