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

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WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Barry N. Welch and wife, Charlotte Welch	McNeill Mortgage & Investment CoInc.	118-10-137
(NAME)	(NAME)	
3422 Springbrook Road	P. O. Box 11227	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37204	Memphis, Tennessee 38111	
(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 Barry N. Welch and wife, Charlotte Welch and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Baker-Harwell & Associates, Inc.

have this day bargained and sold, and do hereby transfer and convey unto the said Barry N. Welch and wife, Charlotte Welch

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

Being Lot No. 78 on the Map of Pleasant Valley Subdivision, as of record in Book 1424, page 63, Register's Office for Davidson County, Tennessee.
Said Lot No. 78 fronts 104 feet on the easterly side of Springbrook Drive and runs back between lines 150 feet on the northerly line and 168.3 feet on the southerly line, to a dead line in the rear, measuring 105.5 feet thereon.

Being the same property conveyed to Baker-Harwell & Associates by deed from E. Mark Turner of record in Book 5333, page 439, said Register's Office.

This conveyance is subject to a 10-foot easement for public utility and drainage purposes, 30-foot setback line from Springbrook Drive, and conditions of Owner's Certificate of record in Book 1424, page 63, 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 $ 44,500.00
Subscribed and sworn to before me, this the 22nd day of May 19 79
Affiant Barry N. Welch
My commission expires: 4/21/80 (Affix Seal)
Notary Public Mary Emmons

unimproved ( )
This is improved (X) property, known as 3422 Springbrook Road, Nashville, Tennessee 37204
(House Number) (Street) P.O. Address:

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 with the Grantees 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, except for 1979 taxes which are prorated and assumed by the purchasers.

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 22nd *day of* May *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.*

BAKER-HARWELL & ASSOCIATES, INC.
J. O. Harwell Pres

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

F 31079

IDENTIF. REFERENCE

MAY 24 3 06 PM '79

FELIX Z. WILSON: REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Baker-Harwell & Associates, Inc.

TO

Barry N. Welch and wife, Charlotte Welch

FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... a Notary Public in and
for said County and State, ...
.....
the within named 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 .....
this ..... day of ....., 19.....

Commission expires ..... Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary Evans, a Notary Public of the State and
County aforesaid, personally appeared F. A. Harwell
with whom I am personally acquainted, and who, upon oath, acknowledged self to be President
the within named bargainor, a corporation, and that he as such President
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of
the corporation by himself as President

Witness my hand and seal, at office in Nashville, Tennessee
this 22nd day of May, 19 79

Commission expires 4/21/80 Mary Evans Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY * STATE AT LARGE

5016 [illegible]

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

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RECEIVED OF _____

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
			44500.00-	CO
			115.70	CO TX
			.50	PRFEE
			4.00	WDEED
				CHECK 120.20-
			5014A05/24/79	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3. 1. 0. 7. 9.

IDENTIF. REFERENCE

MAY 24 3 06 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686078