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

BOOK 5524 PAGE 676

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
George N. Welker and wife, Jean O. Welker	First Tennessee Bank N. A. Memphis	150-2-30
(NAME) 2940 Moss Spring Drive	(NAME) P. O. Box 474	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, Tennessee	(STREET ADDRESS) Memphis, Tennessee 38101	
(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 George N. Welker and wife, Jean O. Welker 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 George N. Welker and wife, Jean O. Welker have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $47,500.00, secured by deed of trust of record in Book 5264, page 738, Register's Office for Davidson County, Tennessee,

We, William H. Taylor and wife, Gayle N. Taylor

have this day bargained and sold, and do hereby transfer and convey unto the said George N. Welker and wife, Jean O. Welker *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. 78 on the Plan of Edge-O-Lake Estates, Section 18, of record in Plat Book 4675, page 84, Register's Office for said County, described as follows:

Beginning at a point in the northwest margin of Moss Spring Drive, said point being the common front corner of Lots Nos. 77 and 78; thence with the northeast line of Lot No. 77 northwardly 121.78 feet to a point, said point being the common rear corner of Lots Nos. 77 and 78; thence north 40 deg. 26' 08" east 97.92 feet to a point in the southwest margin of Butler Road; thence with said southwest margin of Butler Road and with a curve having a radius of 450.00 feet in a southeasterly direction a distance of 97.74 feet to a point at the beginning of a curve having a radius of 25.00 feet; thence around said curve to the right a distance of 36.63 feet to a point in the northwest margin of Moss Spring Drive; thence with said northwest margin of Moss Spring Drive southwardly 1.41 feet to a point; thence continuing with said margin of Moss Spring Drive and with a curve having a radius of 169.91 feet in a southwesterly direction a distance of 37.16 feet to a point; thence continuing with said margin of Moss Spring Drive and with a curve having a radius of 392.54 feet in a southwesterly direction a distance of 59.12 feet to the point of beginning.

Being the same property conveyed to William H. Taylor by deed from Frank R. Kyle and wife, Jennifer J. Kyle of record in Book 5264, page 736, Register's Office for said County.

This conveyance is subject to a 10-foot easement for public utilities and drainage, 20-foot sewer easement, 15-foot building set-back line from Butler Road, 30-foot building set-back line from Moss Spring Drive, and conditions of Owners' Certificate of record in Book 4675, page 84, said Register's Office; and restrictions of record in *

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,108.44

Subscribed and sworn to before me, this the 1 day of NOV 19 79

George N. Welker
Affiant

My commission expires: 4-18-82
(Affix Seal)

Notary Public

unimproved ( )
This is improved (XX) property, known as 2940 Moss Spring Drive, Antioch, Tennessee
(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 1st *day of* November *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.*

* Book 4797, page 410, Register's Office for Davidson County, Tennessee.

William H. Taylor

Gayle N. Taylor

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Nancy L Kerr *a Notary Public in and for said County and State,* William H. Taylor and wife, Gayle N. Taylor

*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* 1 *day of* Nov *, 19*79.

Nancy L Kerr
Notary Public

NANCY L. KERR NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission expires 4-18-82

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 .....

3272 11/05 176.00- CHECK

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED 73584

FROM
William H. Taylor and wife,
Gayle N. Taylor

TO
George N. Welker and wife,
Jean O. Welker

F. 6. 1. 4. 1. 7.

IDENTIF. REFERENCE

Nov 5 9 07 AM '79

FELIX Z. WILSON II 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

BOOK 5524 PAGE 678

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65198.44- CO 169.52 CO TX .50 PRFEE 6.00 WDEED CHECK 176.02- 3272A11/05/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.6 1-4 1-7

IDENTIF. REFERENCE T

Nov 5 9 07 AM '79

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

No. 723229