This Instrument Prepared By:
BASS, BERRY & SIMS EWB
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5562 PAGE 767

02/04 359.50 CHECK

Address New Owner[s] as Follows:	Send Tax Bills To :	Map-Parcel Numbers
Ted H. Welch	Same	103-16-A
(Name)	(Name)	
3901 West End Avenue-Unit 1006		17
(Address)		
Nashville, Tennessee		26W-09445
(City) (State) (Zone)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, including the assumption by Grantee of the indebtedness secured by a deed of trust from Grantor to E. Warner Bass, Trustee, of record in Book 5333, page 795, Register's Office for Davidson County, Tennessee, which by the acceptance of this Deed Grantee expressly assumes, E. B. SMITH, JR. (hereinafter called "Grantor"), an unmarried individual, has this day bargained and sold, and does hereby transfer and convey unto TED H. WELCH (hereinafter called "Grantee"), certain real estate in Davidson County, Tennessee, as follows:

Unit No. 1006 of ROKEBY, a Condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 10th Floor of ROKEBY of record in Book 5060, page 106, said Register's Office.

Together with each and all of the rights, privileges, and appurtenances thereunto belonging, as set forth in the said Master Deed and By-Laws, including without limitation such Unit's undivided percentage interest in the land and common elements, and its interest in any appurtenant limited common elements shown on the said Plan of record in Book 5060, page 106, said Register's Office, but not including any right, title or interest in and to Parking Space No. 42 shown on the said "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office, which Parking Space was expressly assigned as a limited common element to said Unit No. 1006 by deed from The Rokeby Corporation to Grantor of record in Book 5333, page 790, said Register's Office, but which shall hereafter be a limited common element to Unit No. 1005 of Rokeby, owned by Grantor.

Subject, however, to all of the provisions, conditions, restrictions, burdens and undertakings contained in the said Master Deed, the Plan, as amended, and the By-Laws, all of which the Grantee does assume and agree to observe and perform, including, but not limited to, the payment of assessments.

BEING the same property, except as above set forth, conveyed to Grantor by deed from The Rokeby Corporation, of record in Book 5333, page 790, said Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said Grantee, his heirs and assigns, in fee simple forever.

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the aforesaid real estate in fee simple; that he has a good right to sell and convey the same; and that the same is unencumbered, except for (1) all provisions, including without limitation all conditions, covenants, restrictions, burdens, and undertakings contained in the said Plan, Master Deed, By-Laws, and any amendments thereto; (2) easements in favor of other unit owners; and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through or upon the said property and building thereon to serve some or all of the units therein; (3) real estate taxes and assessments for the current year, which shall be prorated and assumed by Grantee; and (4) the aforementioned deed of trust of record in Book 5333, page 795, said Register's Office, which Grantee has expressly assumed.

AND Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of February, 1980.

E. B. Smith, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 134,500.00.

Affiant

Subscribed and sworn to before me this 1st day of February, 1980.

Notary Public

My Commission Expires:

8-26-80

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5562 PAGE 769

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared E. B. SMITH, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the within-named bargainor, and that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this 1st day of February, 1980.

Rebecca C. Allen
Notary Public

My Commission Expires:

8-26-80

F 75062

IDENTIF. REFERENCE

FEB 4 3 54 PM '80

FILED AND RECORDED
REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5582 PAGE **770**

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

134500.00- CO
349.70 CO TX
.50 PRFEE
9.00 WDEED
CHECK 359.20-
0909A02/04/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 75062

IDENTIF. REFERENCE

FEB 4 3 54 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 740294