4968 02/28 106.60- CHECK

BOOK 5571 PAGE 151

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 38,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 19 80

Notary Public

MY COMMISSION EXPIRES: 4/17/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore B. Welsh (NAME)	Greater Suburban Mortgage Company (NAME)	MAP 52-2
325 Hillcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1188 (STREET ADDRESS)	PAR 233
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	Lafayette, California 94549 (CITY) (STATE) (ZIP)	11D-45005

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Franklin R. Lankford and wife Virginia L. Lankford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Theodore B. Welsh and wife Carol Welsh

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 16 on the preliminary plat of Rainbow Terrace Subdivision, Section IV, not of record, and described according to a survey, by R. L. Montoya - Land Surveying, dated February 18, 1980, as follows:

SAID Lot No. 16 Fronts 139 feet on the easterly margin of Hillcrest Drive and runs back 390.6 feet on the common line with Lot No. 15, 398.8 feet on the common line with Lot No. 17, to a dead line in the rear, measuring 139.2 feet thereon.

BEING the same property conveyed to the within named grantors by deed of record in Book 5037, Page 555, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is ( ) unimproved (XX) improved property, known as 325 Hillcrest Drive (House Number) (Street) Madison, Tennessee 37115 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 FEBRUARY, 19 80

Franklin R. Lankford

Virginia L. Lankford

A-101

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franklin R. Lankford and wife Virginia L. Lankford

the 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 Madison, Tennessee, this 2ND day of FEBRUARY 19 80.

Commission expires 4/17/83

W. K. Georgas, Jr Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (himself) (themselves) acknowledged (they) (he) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Franklin R. Lankford

TO

Theodore B. Welsh

Please Return to:

American Escrow Company, Inc.
Cumberland Building, Suite 209
101 Cumberland Avenue
Madison, Tenn. 37115

F 78289

IDENTIF. REFERENCE

FEB 28 8 41 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5571 PAGE 153

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

38500.00- CO
100.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 106.60-
4968A02/26/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 78289

IDENTIF. REFERENCE

FEB 28 8 41 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 744193