This Instrument Prepared By:
Alexander, Hartzog, Harris & Silvia
Attorneys at Law
Court Square
Franklin, Tennessee 37064

BOOK 5619 PAGE 738

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
RICHARD W. HANSELMAN et ux	RICHARD W. HANSELMAN et ux	Map 116-7
(NAME) 104 Westhampton Place	(NAME) 104 Westhampton Place	Parcel 1-101
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) Nashville, Tennessee 37205	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the Grantees assumption of a mortgage obligation of record in Book 4169, Page 513, Register's Office of Davidson County, Tennessee, I, JOANNE CRIBBS WELCH (unmarried), have bargained and sold and by these presents do transfer and convey unto RICHARD W. HANSELMAN and wife, BEVERLY W. HANSELMAN, their heirs and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Westhampton Place, as of record in Book 3700, Pages 95 and 96, Register's Office for said County.
>
> Said Lot No. 3 fronts 150 feet on the easterly side of Westhampton Place and extends back 244 feet on the northerly line and 300.2 feet on the southerly line to a dead line in the rear measuring 160.2 feet thereon.
>
> Being the same property conveyed to Ted H. Welch, et ux, by deed of Westhampton Properties, of record in Book 4077, Page 543, Register's Office of Davidson County, Tennessee. By Quitclaim Deed of record in Book 5590, Page 779, Register's Office of Davidson County, Tennessee, Ted H. Welch conveyed all of his right, title and interest in said property to Joanne Cribbs Welch.

This property is improved and is known as 104 Westhampton Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

AND I DO COVENANT with the said Grantees, their heirs and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free

from any lien or encumbrance whatsoever with the following exceptions:

1. Deed of Trust executed by Ted H. Welch and wife, Joanne C. Welch, to William O. Lee, Trustee, of record in Book 4169, Page 513, Register's Office of Davidson County, Tennessee, to secure to The Equitable Life Assurance Society of the United States, the payment of one note dated September 8, 1967, in the original amount of $45,000.00, payable as specified therein.

2. Restrictions of record in Book 4076, Page 963, Register's Office of Davidson County, Tennessee.

3. The Plan of record in Book 3700, Page 95, Register's Office of Davidson County, Tennessee, shows an owner's certificate, an 80-foot minimum building setback line from Westhampton Place, and 10-foot easement for public utility purposes along the rear line of said lot, and shows approved disposal field area in the front portion of said lot.

4. 1980 Metro and Belle Meade City taxes are a lien against the property, but are not yet due and payable.

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this the 1st day of July, 1980.

Joanne Cribbs Welch
Joanne Cribbs Welch

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Nancy L. Rosenau, a Notary Public in and for said County and State, the within named Joanne Cribbs Welch, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on the 1st day of July, 1980.

Nancy L. Rosenau
Notary Public

My Commission Expires:

11/9/80

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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I certify that the actual consideration or value of this transfer, whichever is greater, is the sum of $405,000.00.

Joanne Cribbs Weed
Affiant

Sworn to and subscribed before me on this the 1st day of July, 1980.

Nancy L Rawlins
Notary Public

My Commission Expires:

11/9/83

7309 07/01 1062.50- CHECK

F.9581.8

IDENTIF. REFERENCE

JUL 1 2 58 PM '80

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

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5619 PAGE 741

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

405000.00- CO
1053.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 1062.50-
7309A07/01/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.95818

IDENTIF. REFERENCE

JUL 1 2 58 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 765680