MAP 103-15A, PARCEL 28, FIELD BOOK NO. 8 DA-60188.

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

BOOK 5623 PAGE 467

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, we, CHARLES A. DAUGHERTY and wife, BETTY P. DAUGHERTY, have bargained and sold and by these presents do transfer and convey unto JOANNE C. WELCH, her heirs and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Unit No. 28 on the Revised Plan of Postwood Residential Development, a Planned Unit Development, of record in Book 5200, Page 104, Register's Office for said County, to which plan reference is here made for a more complete description thereof.
>
> Being the same property conveyed to Charles A. Daugherty and wife, Betty P. Daugherty, by deed from THW Corporation, of record in Book 5487, Page 777, Register's Office of Davidson County, Tennessee.

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

AND WE DO COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized and possessed of said property, that we 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. Declaration of covenants, conditions and restrictions for Postwood, including, but not limited to, liens and special assessments, of record in Book 5116, Page 225, as amended in Book 5362, Page 13, Register's Office of Davidson County, Tennessee.

2. The Plan of record in Book 5200, Page 104, Register's Office of Davidson County, Tennessee,

9151 7211 473.55 CHECK

owner's certificate, certain minimum building setback lines and easements for public utility and drainage purposes, to which plan reference is here made for the location and dimensions thereof.

3. By-Laws of Postwood Homeowners Association, Inc., of record in Book 5116, Page 250, Register's Office of Davidson County, Tennessee.

4. Easements for sanitary sewers and/or storm drainage and water mains and appurtenances of record in Book 5113, Page 667, Page 669, and in Book 5114, Page 819, Register's Office of Davidson County, Tennessee.

5. 1980 taxes are a lien against the property, but are not yet due and payable.

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

IN TESTIMONY WHEREOF, we have hereunto set our signatures, this the 26th day of June, 1980.

Charles A. Daugherty
Charles A. Daugherty

Betty P. Daugherty
Betty P. Daugherty

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Barbara C Wilder, a Notary Public in and for said County and State, the within named Charles A. Daugherty and wife, Betty P. Daugherty, the bargainors, 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, on the 26 day of June, 1980.

Barbara C Wilder
Notary Public

My Commission expires:
12-14-1981.

STATE OF TENNESSEE

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COUNTY OF DAVIDSON

I certify that the actual consideration or value of this transfer, whichever is greater, is the sum of $178,500.00.

Charles A. Daugherty
Affiant

Sworn to and subscribed before me on this the 26 day of June, 1980.

Barbara C. Miles
Notary Public

My Commission expires:
12-14-1981.

SEND TAX BILLS TO:

Mrs. Joanne C. Welch
128 Postwood Place
Nashville, Tennessee

F.9 7.2 0 1

IDENTIF. REFERENCE

Jul 11 10 55 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			178500.00- CO	
			464.10 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	473.60-
9101A07/11/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.97201

T
IDENTIF. REFERENCE

JUL 11 10 56 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 767409