BOOK 5993 PAGE 534

FORM NO. WD-1

1565 01/17 09.44- H26383

IDENTIF. REFERENCE

JAN 17 10 43 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

31,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF JANUARY, 1983

Notary Public

MY COMMISSION EXPIRES: 10-20-85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Lee Welty (NAME)	Union Modern Mortgage Corporation (NAME)	3DZ-44542
2224 Maplecrest Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Drawer 3318 (STREET ADDRESS)	84-10
Nashville, TN. 37214 (CITY) (STATE) (P. O. ZIP)	Little Rock, AR. 72203 (CITY) (STATE) (ZIP)	33

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, Karla K. Hendry Coldiron and husband, James R. Coldiron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Lee Welty et ux Judy D. Reasons Welty, as tenants by the entirety

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:

BEING Lot No. 307 on the Plan of Maplecrest Subdivision, of record in Book 1835, Pages 27 and 28, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Karla K. Hendry by deed from James T. Mathison and wife, Sherrie L. Mathison, of record in Book 5828, Page 943, Register's Office, Davidson County, Tennessee. Karla K. Hendry and Karla K. Hendry Coldiron is one in the same person. James R. Coldiron herein joins to convey any and all rights and interest he may have; especially his marital rights.

THIS conveyance is subject to public utilities easement and building lines, of record in Book 1835, Pages 27 and 28, said Register's Office.

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

This is improved (XX) unimproved ( ) property, known as 2224 Maplecrest Drive (House Number) (Street) Nashville, TN. 37214 (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 my hand this 14TH day of JANUARY, 1983

Karla K. Hendry Coldiron

James R. Coldiron:

BOOK 5933 PAGE 595

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Karla K. Hendry Coldiron and husband, James R. Coldiron

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 Nashville, Tennessee, this 14TH day of JANUARY, 19 83

Commission expires 10-20-85

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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
Karla K. Hendry Coldiron

TO
Robert Lee Welty

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

Mail Box #24

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5993 PAGE 596

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
			31900.00- CO	
			62.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	89.44-
1566A01/17/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 6 3 8 3

IDENTIF. REFERENCE

JAN 17 10 48 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 921627