This Instrument Prepared Solely From
Information Provided By The Parties By:
Donelson, Stokes & Bartholomew, P.A.
23rd Floor, First American Center
Nashville, Tennessee 37238

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ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Ted H. Welch	New Owner	Map 104-4
2120 Crestmoor		Parcels 200, 202, 203, 204, 205 206
Nashville, Tennessee 37215		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, 1207 PARTNERSHIP, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto TED H. WELCH, hereinafter the GRANTEE, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in the First Civil District of Davidson County, Tennessee, located between Seventeenth Avenue South and the first alley west of said Seventeenth and being 115 feet south of Edgehill Avenue, being Lot Nos. 1 thru 6 on the Plan of W. D. Hardeman's Subdivision as of record in Book 332, page 52, R.O.D.C. and being Lot No. 1 and the northerly 15 feet of Lot No. 2 on the Plan of Eastman's Subdivision as of record in Book 332, page 84, R.O.D.C. and being more particularly described as follows:

Beginning at a pin on the westerly margin of Seventeenth Avenue South, said pin being 115.0 feet south of the southerly margin of Edgehill Avenue; Thence in a southerly direction with said margin of Seventeenth Avenue South, 354.00 feet to an iron pin; Thence, leaving said margin in a westerly direction forming an interior angle of 90° 54' a distance of 158.00 feet to an iron pin in the easterly margin of an alley; Thence, in a northerly direction with said margin forming an interior angle of 89° 06' a distance of 354.00 feet to an iron pin being 115.0 feet south of the southerly margin of said Edgehill Avenue; Thence, leaving said alley in an easterly direction forming an interior angle of 90° 54' a distance of 158.00 feet to the point of beginning. Containing 55,936 square feet or 1.28 acres, more or less.

Being the same property conveyed to 1207 Partnership by deed from The Vanderbilt University, of record in Book 5701, page 128, Register's Office for Davidson County, Tennessee, as corrected by deed of correction, of record in Book 5754, page 417, said Register's Office.

Portions of the aforesaid property are improved and portions are unimproved and are known as 1205, 1207, 1209, 1213, 1215, and 1217 Seventeenth Avenue, South, in Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said

GRANTEE, his heirs, successors and assigns, forever. And GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTOR does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR, by and through all of its partners, has hereunto set its hand this 8th day of November, 1983.

1207 PARTNERSHIP

By: _____
Lon F. Raby, Partner

By: _____
Eric Ericson, Partner

By: _____
Janice Ericson, Partner

CYNTHIA HARTNETT McMILLEN NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lon F. Raby, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of the 1207 Partnership, the within bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 1983.

Cynthia Hart McMillen
Notary Public

My commission expires: July 27, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Eric Ericson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of the 1207 Partnership, the within bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 1983.

Cynthia Hart McMillen
Notary Public

My commission expires: July 27, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Janice Ericson, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a partner of the 1207 Partnership, the within bargainor, a partnership, and that she as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as partner.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of November, 1983.

Cynthia Hart McMillen
Notary Public

My commission expires: July 27, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $320,000.00.

Affiant

Sworn to and subscribed before me this 8th day of November, 1983.

Cynthia Hart McMillen
Notary Public

My commission expires: July 27, 1986

1615 11/09/84 1:50- CHECK
H85577
IDENTIF. REFERENCE
Nov 9 1 48 PM '83
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

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

320000.00- CAMT.
832.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 841.50-
1615A11/09/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H85577

IDENTIF. REFERENCE

Nov 9 1 48 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 992473