FORM NO. WD-1

BOOK 6262 PAGE 885

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF March 19 84.

Notary Public

MY COMMISSION EXPIRES: 4/22/85

(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
Stephen M. Sermonet (NAME)	Mid-States Mortgage Corporation (NAME)	18W/1250
1300 Gartland Avenue (STREET ADDRESS OR ROUTE NUMBER)	GPO Box 463-A (STREET ADDRESS)	83/9
Nashville, TN. 37206 (CITY) (STATE) (P O ZIP)	Detroit, MI. 48232 (CITY) (STATE) (ZIP)	72.00

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, James A. Welck, Jr. and wife, Vicki C. Welck

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen M. Sermonet and wife, Lisa E. Sermonet, 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 the easterly 49 feet of Lot No. 4 on the Plan of D. H. Bailey's Subdivision, as of record in Book 161, page 73, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 4 fronts 49 feet on the southerly side of Gartland Avenue and runs back between parallal lines 160 feet, to a dead line in the rear.

BEING the same property conveyed to James A. Welck, Jr., by deed from Secretary of Housing and Urban Development, of record in Book 6231, page 189, Register's Office for said County.

Vicki C. Welck herein joins to convey any and all rights and interest she may have; especially her marital rights.

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

11 30 50

IDENTIF. REFERENCE

APR 3 10 30 AM '84

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (X) property, known as 1300 Gartland Avenue, Nashville, TN. 37206
(House Number) (Street) (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 30th day of March, 19 84

James A. Welck, Jr.

Vicki C. Welck

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 6262 PAGE 886

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Welck, Jr. and wife, Vicki C. Welck, 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, this 30th day of March 1984.

Commission expires 4/21/85

Patricia E. Clark
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
James A. Welck, Jr.

TO
Stephen M. Sermonet
Lisa E. Sermonet

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

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

39500.00- CAMT.
103.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.24-
5522A04/03/84 CAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:30:50

IDENTIF. REFERENCE

APR 3 10 30 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 25373