THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FAB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 6403 PAGE 714

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
Ted Welch 2120 Crossmoor Rd. Nashville, TN. 37215		104-8 Parcels 236, 237, 238, 239

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, VALERE POTTER MENEFEE ("Grantor"), has bargained and sold, and by these presents does tranfer and convey unto TED WELCH ("Grantee"), his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 29 and 36 on the Map of O.B. Hayes' Plan of Large Lots, as of record in Book 21, page 87, Register's Office for said County, described according to Survey of Michael V. Holmes & Associates, Inc., dated August 22, 1984, as follows:

Beginning at the northerly margin of Horton Avenue and the easterly margin of 16th Avenue South. Thence North 09° 27' 00" East 220.00 feet to the point of beginning.

1. Thence North 09° 27' 00" East 225.00 feet to on iron pin.

2. Thence South 82° 08' 30" East 146.50 feet to an iron pin.

3. Thence South 09° 27' 00" West 225.00 feet to an iron pin.

4. Thence North 82° 08' 30" West 146.50 feet to the point of beginning, containing 32,949.782 square feet or 0.756 acres.

Being the same property conveyed to Grantor by deed of record in Book 5296, page 296, and part of the same property conveyed to Grantor by deed of record in Book 4777, page 666. said Register's Office.

Said property is unencumbered except as follows:

1. 1984 Taxes which have been prorated and assumed by Buyer.

2. Encroachment on northeast corner as shown on the said Holmes Survey.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, and assigns, forever. Grantor covenants

with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein setout. Grantor further covenants and binds herself and her heirs, to warrant and forever defend the title to the said land to Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters to which this conveyance is made subject.

Witness Grantor's hand this 12th day of October, 1984.

Valere Potter Menefee
VALERE POTTER MENEFEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $250,747.84.

Affiant

Sworn to and subscribed before me this 12th day of October, 1984.

Teresa Trask
Notary Public

My Commission Expires:

July 17, 1988

RUSH

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Valere Potter Menefee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of October, 1984.

Janis M. Watt
Notary Public

My Commission Expires:

7-21-85

OCT 15 2 34 PM 1984

I 56578

10/15 ...3.3- CHECK

3708

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6403 PAGE 716

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
			250747.64-	
			651.82	
			.50	
			6.00	
			CHECK	653.32-
8708A	10/15/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1565 78

IDENTIFICATION REFERENCE

OCT 15 2 34 PM '84

DAVIDSON COUNTY, TN

No. 0077009