THIS INSTRUMENT WAS PREPARED BY FRANK H. NEWMAN, ATTY., DONELSON, TENN. 37214

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| M/M Melvin Welch | Same | Map 106-5 |
| (NAME:) | (NAME:) | |
| 72 Nance Lane | | Par. 21 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN. 37210 | | 6DA-3485 |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

For and in consideration of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, we FRANK H. ROBERTSON, ROBERT A. ROBERTSON, VIRGINIA ROBERTSON HIGHERS, JESSIE ROBERTSON CHUMLEY, CLARA ROBERTSON PRUETT, THOMAS WEAVER, ANN WEAVER GUILOT, JANE STONE WALL and MARY STONE NIXON have bargained and sold, and by these presents do transfer and convey unto WILLIAM MELVIN WELCH and wife, JOYCE W. WELCH, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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LAND in DAvidson County, Tennessee, being part of the southwest part of Lot No. 2 on the Map of J. M. Eatherley's Subdivision of the Woodard Property, as of record in Plan Book 2, page 32 of the Chancery Court for said County and being parts of Lots 3 and 4 on the Map of J. D. Irwin's plan of Lots, not of record, and described partially from copies of surveys by Z. J. Wilkinson, Surveyor, dated April 25, 1948, and by James L. Murphy, JR., dated August 25, 1978, as follows:

BEGINNING at an iron pin set by James L. Murphy, Jr., Surveyor, in the easterly margin of Nance Lane 15 feet east of the center line of said lane the same being the northwest corner of the property conveyed to Jimmie R. Vaughan and wife, Maggie B. Baughan by deed fromLorenzo Staggs and wife, Mae Staggs, of record in Book 5329, page 959, Register's Office for said County, and the sothwest corner of the subject tract; thence with Vaughan's north line, S. 86° 56'46" E., 245.92 feet to an iron pin at the northeast corner of the Vaughan's property and the southeast corner of the subject tract; in the west line of the land conveyed to Modern Housing, Inc., by deed of record in Book 1372, page 268, said Register's Office,; thence with said line of said Modern Housing, Inc. property N. 5° 30' E., 62 feet to a point the northeast corner of the subject property and the southeast corner of the property conveyed to Mrs. Ferne Shelton, a widow by deed from D. H. Spencer and wife, Mary Spencer, of record in Book 1975, page 249, said Register's Office; thence with Shelton's south line N. 84° 14' W., 251.3 feet, more or less, to a point 15 feet east of the center line of Nance Lane and the corner of Lots 3 and 4 of the J. D. Irwin's Plan of lots, the northwest corner of the subject tract and the southwest corner of Shelton's property; thence with the easterly martin of Nance Lane southwardly 50 feet, more or less, to the point of beginning.

BEING the same property conveyed to William M. Robertson and James W. Robertson by deed from Trevecca Nazarene College et al as of record in Book 5615, page 598 in the Register's Office for said County and the interest of James W. Robertson having been devised to his widow, Imogene Robertson and conveyed to Frank H. Robertson by deed of record in Book 5844, page 890 in said Register's Office and the interest of William M. Robertson having passed by inheritance to his surviving brothers Frank H. Robertson and Robert A. Robertson his surviving sisters, Virginia Robertson Highers, Jessie Robertson Chumley, Clara Robertson Pruett and to the survivors of his deceased sisters as follows: Thomas Weaver and Ann Weaver Guilot, surviving children of Lallie Robertson Weaver and Jane Stone Wall and Mary Stone Nixon, surviving daughters of Mary Robertson Stone.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William Melvin Welch and wife, Joyce W. Welch, their heirs and assigns, forever.

And we the Grantors do covenant William Melvin Welch and wife, Joyce W. Welch, that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered.

And we, the Grantors, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said William Melvin Welch and wife, Joyce W. Welch, their heirs and assigns against the lawful claims of all persons whomsoever.

This property is improved and known as 70 Nance Lane, Nashville, TN. 37210

Witness our hands this 31st day of May, 1985.

Frank H. Robertson
Ann Weaver Guilot
Thomas Weaver
Mrs. Jessie Robertson Chumley
Mrs. Virginia Robertson Highers

Mrs Clara Robertson Pruett
Jayne Stone Wall
Mary Stone Nixon
Robert A Robertson

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frank H. Robertson, Robert A. Robertson, Virginia Robertson Highers, Jessie Robertson Chumley, Clara Robertson Pruett, Jane Stone Wall and Mary Stone Nixon, 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 31st day of May, 1985.

Margaret Gunselman
NOTARY PUBLIC

My Commission Expires: 7-27-86.

STATE OF MARYLAND )
COUNTY OF ~~CHARLES~~ Prince Georges )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Thomas Weaver, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Prince George County, Maryland this 14th day of May, 1985.

NOTARY PUBLIC

My Commission Expires: 7/1/86,

CYRIL A. KIRSCH
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires July 1, 1986

STATE OF PENNSYLVANIA )
COUNTY OF ALLEGHENY )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ann Weaver Guilot, the bargainor, with whom I apersonally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my and and official seal at _____, Pennsylvania this 1 day of July, 1985.

NOTARY PUBLIC

My Commission Expires: _____.

IRENE TRAPTOW, NOTARY PUBLIC
SEWICKLEY BORO, ALLEGHENY COUNTY
MY COMMISSION EXPIRES DEC. 1, 1986
Member, Pennsylvania Association of Notaries

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J09092

IDENTIF. REFERENCE

MAY 31 12 51 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

RUSH

65 05/31 94.00- CHECK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,000.00

Affiant W. M. [illegible]

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF May 19 85

NOTARY PUBLIC Margaret Summers

MY COMMISSION EXPIRES: 7-27-86

(AFFIX SEAL)

# 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 |
|---|---|---|---|---|
| | | | | |

32500.CO- CAMT.
84.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 94.00-
3265A05/31/85 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

J 0 9 0 9 2

IDENTIF. REFERENCE

MAY 31 12 51 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 139814