File Box #38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
T. JEFF BROWNING (NAME)	FIRST TENNESSEE BANK (NAME)	Map 117-16-A
2924 Wellesley Trace (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1000, Dept. 47 (STREET ADDRESS)	Parcel 7
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38148 (CITY) (STATE) (ZIP)	FB# 7DA-21958

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, URSULA M. WELCH , unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. JEFF BROWNING and wife, JEANIE BROWNING

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 9-A on the Plan of Lot 9, Wellesley Trace, Section 3, as of record in Plat Book 5210, page 156, as amended in Book 5210, page 305, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ursula M. Welch by quitclaim deed from Erwin F. Stenzel of record in Book 6588 page 273, said Register's Office.

This conveyance is made subject to: (1) 1985 Taxes, which have been prorated and assumed by the Grantee(s); (2) Master Deed of record in Book 5054, page 633 amended in Book 5631, page 194; and (3) All matters appearing on the Plan of record in Plat Book 5210, page 156, amended in Book 5210, page 305, said Register's Office.

J. I. 4: 7. 8 5

IDENTIF. REFERENCE

JUN 21 9 04 AM '85

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 2924 Wellesley Trace, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 6th day of June, 1985.

Ursula M. Welch
URSULA M. WELCH

STATE OF TENNESSEE/ MISSOURI
COUNTY OF St Louis

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named URSULA M. WELCH

the bargainor ~~~~ she 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 and official seal at St. Louis, Missouri, this 6th day of June, 19 85.

My commission expires Oct 19, 1988 Notary Public Barbara Jo Riva

BARBARA JO RIVA, NOTARY PUBLIC
STATE OF MISSOURI
MY COMMISSION EXPIRES OCTOBER 19, 1988

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ self to be _____ of the _____, the within named bargainor, a corporation, and that as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____.

Witness my hand and official seal, at _____ this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Karen E. Harris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June, 19 85.

MY COMMISSION EXPIRES: 4-19-87 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

URSULA M. WELCH

TO

T. JEFF BROWNING and wife,
JEANIE BROWNING

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
P.O. Box 926
Suite 11C The Paddock
229 Ward Circle
BRENTWOOD, TENNESSEE 37027-0926

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

153000.00- CAMT.
397.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 404.30-
0401A06/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 4 7 8 5

IDENTIF. T. REFERENCE

Jun 21 9 04 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 146778