#4407 File Box 38

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

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George E. Mudter, Jr., Atty.
4301 Hillsboro Rd., Suite 110
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NELSON C. ELAM (NAME)	NEW OWNER (NAME)	Map 103-16A
3901 Harding Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 17
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #26W-09445

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, TED H. WELCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NELSON C. ELAM and wife, ADELE B. ELAM

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. 1006 on the Plan of Rokeby, a Condominium as of record in Plat Book 5050, page 16, as more fully shown on the Plan of the 10th Floor of record in Book 5060, page 106, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Ted H. Welch by deed from E.B. Smith, Jr. of record in Book 5562, page 767, said Register's Office.

COLLEEN CONWAY-WELCH, spouse of TED H. WELCH, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said TED H. WELCH.

This conveyance is made subject to: (1) Covenants, Conditions, Restrictions and Agreements of record in Book 4829, page 138, amended in Book 4983, page 98 and Book 5085, page 193 and Book 5096, page 409 and Book 5459, page 179; (2) Rules and Regulations of record in Book 4829, page 174; and (3) All matters appearing on the Plan of Rokeby of record in Book 5056, page 16, amended in Book 5060, page 106, Register's Office for Davidson County, Tennessee.

$ 1.70

IDENTIFICATION REFERENCE

Dec 17 8 10 AM '85

PEGGY WILSON REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (XX) property, known as 3901 Harding Road, Nashville, Tennessee 37205

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 10th day of December, 1985

Ted H. Welch
TED H. WELCH

Colleen Conway Welch
COLLEEN CONWAY-WELCH

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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 TED H. WELCH and wife, COLLEEN CONWAY-WELCH the bargainor S, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of December, 1985.

My commission expires 1/10/89 Notary Public

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 Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 152,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 1985.

MY COMMISSION EXPIRES: 1/10/89 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

TED H. WELCH

TO

NELSON C. ELAM and wife, ADELE B. ELAM

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

152500.00-	CAPT.
396.50	CSTAX
.50	PRFEE
6.00	WDFEE
CHECK	403.00-
7171A 12/17/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 7 0 8

IDENTIFICATION REFERENCE

DEC 17 8 10 AM '85

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 202127