THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

File 2

BOOK 6840 PAGE 768

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
D. Don Welch, Jr., et ux (NAME)	SAME (NAME)	
3816 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 104-9
Nashville, Tennessee (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Parcel 42

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00) ---------- *Dollars,*

Cash in hand paid by D. Don Welch, Jr. and wife, Gay H. Welch and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Mary P. Coode, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said D. Don Welch, Jr. and wife, Gay H. Welch

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 201 and 203 of Block 10, Division "A" of the Richland Realty Company's property, as of record in Book 161, page 151, Register's Office for said County, which plan shows said property divided into blocks but does not show the subdivision of the blocks into small lots.

According to a printed copy of an unregistered plan subdividing said blocks into small lots, and described according to a copy of a survey thereof made by Wm. Collier Parrish, Associates-Civil Engineers, dated December 11, 1958, as follows:

Beginning on the northerly margin of Richland Avenue 328 feet easterly from the easterly margin of Wilson Avenue, running thence northerly, parallel with the westerly margin of Christopher Street, 179.88 feet to the westerly line of said Lot No. 203; thence with said line northerly 14.52 feet to the southerly margin of an alley as shown in Book 332, page 92, said Register's Office; thence with said alley, easterly 46 feet more or less to a point 427 feet westerly from the westerly margin of Christopher Street; thence southerly, parallel with said Street 192 1/2 feet to the northerly margin of Richland Avenue; thence with the margin of the same, westerly 50 feet to the point of beginning.

Being the same property conveyed to Helen Augusta Coode and Mary P. Coode, as joint tenants, with rights of survivorship by deed from William Joseph Cummins and wife Frances M. Cummins of record in Book 4050, page 141, Register's Office for Davidson County, Tennessee. The said Helen Augusta Coode having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 142,906.00

Subscribed and sworn to before me this the 28th *day of* April, 19 86

Affiant

My commission expires: 5-20-87 *(Affix Seal)*

Notary Public

NOTARY PUBLIC * DAVIDSON COUNTY

unimproved ( )
This is improved (X) property, known as 3816 Richland Avenue, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hands this 28th *day of* April, 19 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mary P. Coode

Mary P. Coode

BOOK 6840 PAGE 769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Mary P. Coode, unmarried

*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 and official seal at Nashville, *Tennessee, this* 28th *day of* april, *1986.*

Robert M. Fly
Notary Public

Commission expires 5-20-87

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *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* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. HASKINS, REGISTER
DAVIDSON COUNTY, TN

APR 29 9 02 AM '86

IDENTIFICATION

95554

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6840 PAGE 770

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
			142900.CO- CAMT.	
			371.54 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	378.04-
7901	A04/29/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95554

IDENTIFICATION REFERENCE

APR 29 9 02 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 241870