File 35

This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 6885 PAGE 716

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Ben J. Welch, Jr.	same	145-14
206 Hillsboro Place		80
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STM STRATFORD PLACE PARTNERS, a Kentucky Partnership, has bargained and sold, and by these presents does transfer and convey unto the said Ben J. & Kathleen A. Welch, Jr. the Grantee herein, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 10A of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime of Stratford Place Residential Condominiums, of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interests and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, page 47, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to STM Stratford Place Partners, a Kentucky Partnership, by quitclaim deed from STM Woodfield Partners, of record in Book 6397, page 644, said Register's Office.

This conveyance is subject to:

1. Such matters as may be shown on the Plat of record in Book 6250, page 220, said Register's Office.

2. The Master Deed of record in Book 6472, page 47 said Register's Office, and the By-laws of The Association of Owners of Stratford Place Residential Condominiums.

3. All conditions, restrictions, limitations, covenants running with the land, and easements of record.

4. Current year real property taxes.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs, successors and assigns, forever.

And we do covenant with the said Grantee 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, except as otherwise herein set out.

And STM Stratford Place Partners does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, the undersigned STM Stratford Place Partners has hereunto subscribed its name on this 19th day of May, 1986.

STM STRATFORD PLACE PARTNERS, a Kentucky Partnership

By: Robert Marett

TITLE: Partner

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration or value, whichever is greater, for this transfer is $ 58,960 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Robert Marett
Affiant

Subscribed and sworn to before me,
this 19th day of May, 1986.

Teri G. Bowman
NOTARY PUBLIC

My Commission Expires: 11-23-89

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Robert H. Marrett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be a partner of STM STRATFORD PLACE PARTNERS, the within named bargainer, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at Louisville, Kentucky this 19th day of May, 1986.

Yuri G. Bowman
NOTARY PUBLIC

My Commission Expires: 11-23-89

NOTARY PUBLIC STATE AT LARGE KY.

10190
IDENTIFICATION REFERENCE
JUN 13 8 11 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6885 PAGE 719

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
			58960.00- CAMT.	
			153.40 CSTAX	
			.50 PRFEE	
			9.00 MDEED	
			CHECK	162.90-
5090A06/13/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10190

IDENTIFICATION REFERENCE

JUN 13 8 11 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 258676