THIS INSTRUMENT PREPARED BY:
JAMES C. DALE, III, Attorney
162 4th Avenue North
Nashville, TN 37219

BOOK 6916 PAGE 684

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Fred Welker Co., Inc. (NAME)	Same (NAME)	106-7
407 Maple Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10
Nashville, Tennessee (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00)---------- DOLLARS

the receipt and sufficiency of all of which is hereby acknowledged, including the execution and delivery of a Deed of Trust Note of even date herewith in the amount of Sixty Thousand Dollars ($60,000.00) secured by a first Deed of Trust on the property conveyed herein, said Note providing for interest at the rate of twelve percent (12%) per annum with sixty (60) monthly payments of One Thousand Three Hundred Thirty-Four and 67/100 Dollars ($1,334.67), inclusive of principal and interest, KATY VAN DYKE, (McMath)

~~has~~ does ~~bargained~~ and sold, and by these presents do transfer and convey unto the said FRED WELKER CO., INC., a Tennessee corporation,

the GRANTEES herein, ~~their heirs~~ its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the south 90 feet of Lot No. 56 in W. B. Baird's subdivision of Oakland, as of record in Book 332, page 120, Register's Office for said county.

Said part of Lot No. 56 fronts 90 feet on the easterly side of Maplewood Avenue and extends back between parallel lines 165 feet to the easterly line of Lot No. 60 on said plan.

Being the same property conveyed to Katy Van Dyke, a single person, by Deed from J. Campbell Jenkins of record in Book 5724, page 951, Register's Office for Davidson County, Tennessee, the said Katy Van Dyke now being a married person and having executed this Deed in the name of Katy Van Dyke (McMath).

20233

IDENTIFICATION REFERENCE

JUL 15 8 30 AM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

SAME CHECK

This is improved (X) unimproved ( ) property, known as 407 Maple Street, Nashville, Tennessee
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hands this 2nd day of July, 1986.

Katy Van Dyke McMath
KATY VAN DYKE (McMATH)

William H. McMath
WILLIAM H. McMATH

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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 Katy Van Dyke (McMath), and her husband, William H. McMath,

the bargainor, with whom I am personally acquainted, and who acknowledged that ~~she~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 1st day of July, 1986.

My commission expires 5-17-87 Notary Public Elizabeth Lee

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 90,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Fred Welker

Sworn to and subscribed before me
this 1st day of July, 1986.

My commission expires 5-17-87 Notary Public Elizabeth Lee

This instrument was prepared by:

James C. Dale III, Atty., P.O. Box 2868, Nashville, TN 37219

Name Address

WARRANTY DEED

FROM

KATY VAN DYKE

TO

FRED WELKER CO., INC.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

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

90000.00- CAMT.
252.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 259.50-
G916A07/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20233

IDENTIFICATION REFERENCE

JUL 15 8 30 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 270294