BOOK 7195 PAGE 675

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12448

Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
P. O. Box 1189
Madison, Tennessee 37116-1189

New Owner:	Mortgagee:	Map/Parcel #:
WM. MELVIN WELCH, et ux	None	Map 106-5
72 Nance Lane		Parcel 23
Nashville, TN 37210		6DA-3495

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN & 00/100 DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **JAMES L. RICHMOND, JR., d/b/a THE PARRIS COMPANY,** have this day bargained and sold, and by these presents do transfer and convey unto **WILLIAM MELVIN WELCH, et ux, JOYCE W. WELCH,** their heirs and assigns, certain real property in Davidson County, Tennessee, as follows, to-wit:

LAND lying in Davidson County, Tennessee, being the southwest part of Lot No. 2 on the Plan of J. M. Eatherly's Subdivision of the Woodard property, as of record in Plat Book 2, page 32, Chancery Court and described according to a survey by R. L. Montoya Land Surveying, dated November 16, 1979, as follows:

BEGINNING at an iron pin in the east margin of Nance Lane, said corner being the northwest corner of Horton W. Horton property, as of record in Deed Book 5082, Page 270, said Register's Office; and the southwest corner of this described tract; thence, with the west margin of Nance Lane North 4 deg. 04 min. 21 sec. East 50.0 feet to an iron pin, said point being the southwest corner of Jimmy R. Vaugh property; thence, leaving said east margin along the north line of this tract South 77 deg. 57 min. 16 sec. East 241.01 feet to an iron pin; thence along the east line of this tract South 9 deg. 37 min. 26 sec. West 50.00 feet to an iron pin, the northeast corner of Horton; thence, with the South line of this tract North 77 deg. 50 min. 53 sec. West 236.18 feet to the point of beginning containing 11,866 square feet, 0.27 acres, more or less.

BEING part of the same property conveyed to James L. Richmond, Jr., d/b/a The Parris Company, by deed from Tennessee Real Estate Company, a Tennessee Corporation, of record in Book 6853, Page 456, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all the estate, title and interest thereunto belonging unto the said **WILLIAM MELVIN WELCH, et ux, JOYCE W. WELCH,** their heirs and assigns, forever.

I covenant that I am lawfully seized and possessed of said real estate, have a good and perfect right to make this conveyance, and that the same is free and unencumbered.

And I agree and bind myself, my successors and legal representatives, to warrant and forever defend the title to said real estate unto the said **WILLIAM MELVIN WELCH, et ux, JOYCE W. WELCH,** their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand, this the 31st day of March, 1987.

JAMES L. RICHMOND, JR.,
d/b/a The Parris Company

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 JAMES L. RICHMOND, JR., d/b/a THE PARRIS COMPANY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 31st day of March, 1987.

Notary Public

My Commission Expires: 1/21/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 42,500.00 .

William Dayton Welch
Affiant

SWORN to and subscribed before me
this 31st day of March, 1987.

Notary Public

My Commission Expires: 1/21/90

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

4250 1 0- CAMT.
1[illegible]0.00 STTAX
.50 PRFEE
0.00 MTGTF
CHECK 120.50-
1721[illegible]0787 PAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12448

IDENTIFICATION REFERENCE

APR 8. 9 16 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 66605