BOOK 7475 PAGE 297

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $76,865.96

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
19th DAY OF February 19 88

Notary Public

MY COMMISSION EXPIRES 5-8-89
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
25 CENTURY BOULEVARD SUITE 405 - NASHVILLE, TENNESSEE 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
Helen D. Wix	Fidelity Federal Savings and	MAP 26-7
(NAME)	(NAME)	
113 Welshwood Court	401 Union Street	PARCEL 61
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37219	GO-20460
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Ben H. Williams and wife, Melinda Williams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Helen D. Wix, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 167 on the Plan of Windsor Green, Phase I, Section III of record in Plat Book 6250, page 46, said Register's Office.

Said Lot No. 167 fronts a total of 65.33 feet on the easterly side of Welshwood Court and runs back 89.54 feet on the southerly line and 87.00 feet on the northerly line to a line in the rear which measures 65.00 feet thereon.

Being the same property conveyed to Ben H. Williams and wife, Melinda Williams by deed from Randall Phillips Builders, Inc. of record in Book 6743, page 510 and rerecorded in Book , page , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existings easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6406, page 929 Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by Ben H. Williams and wife, Melinda Williams to Vaden Lackey, Jr., Trustee for Fidelity Federal Savings & Loan, dated December 20, 1985, with an approximate unpaid principal balance of $68,365.96, of record in Book 6743, page 513, which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees.

unimproved ( )
This is improved (X) property, known as 113 Welshwood Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

Witness our hand s this 19th day of February 19 88

Ben H. Williams

Melinda Williams

BOOK 7475 PAGE 298

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 Ben H. Williams and wife, Melinda Williams

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 19th day of February, 1988.

Commission expires 5-8-91

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon his oath / himself / (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____ 19_____

9341 02/24 0101 03CHECK 221.82

My commission expires _____

Notary Public

WARRANTY DEED

FROM

Ben H. Williams and wife, Melinda Williams

TO

Helen D. Wix

RETURN TO:

CUMBERLAND TITLE COMPANY
25 Century Boulevard Suite 405
Nashville, Tennessee 37214

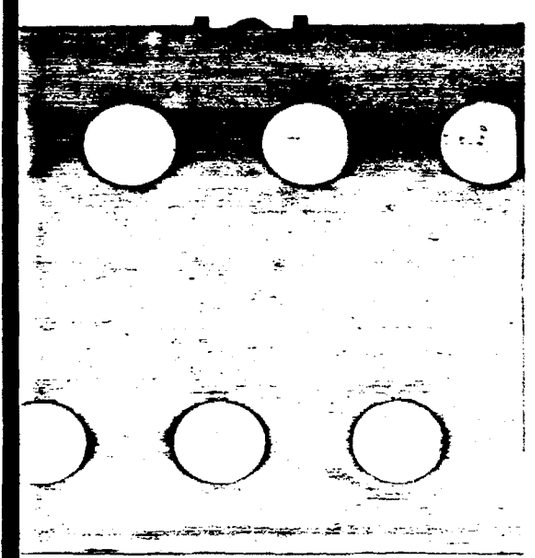
EDWARD SEDDON
ATTORNEY - AT - LAW
25 Century Boulevard Suite 405
Nashville, Tennessee 37214

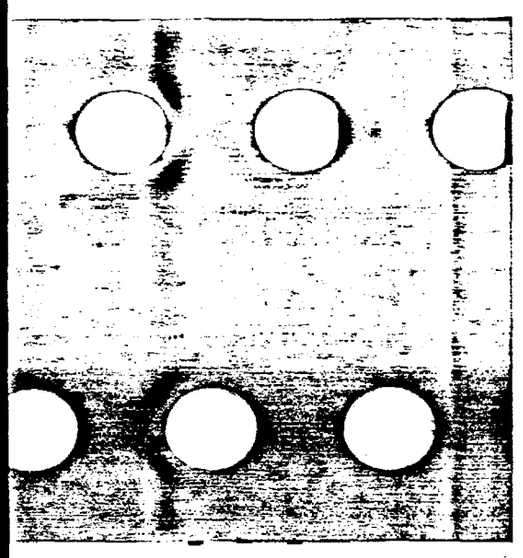
07056

IDENTIFICATION REFERENCE

FEB 24 8 14 AM '88

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7475 PAGE 299

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 76865.96
				CON TX 215.32
				PRFEE 0.50
				MDEED 6.00
				TOTAL 221.82
				CHECK 221.82
02/24/88	01			08:16 0001 9341

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07058

IDENTIFICATION REFERENCE

FEB 24 8 14 AM '88

DAVIDSON COUNTY, TN

No. 64089