BOOK 7531 PAGE 811

Realty 48

FORM No. WD-1

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $ 101,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF April, 19 88

Notary Public

MY COMMISSION EXPIRES: 11/19/91

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY: TAYLOR, SCHLATER, LASSITER, TIDWELL & TRENTHAM, ATTYS.
P.O. BOX 1369, BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	MORTGAGEE: & TAX BILLS TO:	MAP-PARCEL NUMBERS
Melinda J. Welton	First Tennessee Bank National Association	
(NAME)	(NAME)	
2809 Oakland Avenue	P.O. Box 84	117-4 247
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212	Memphis, TN 38101	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Cathy J. O'Connor, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Melinda J. Welton, 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 the northerly part of Lot 102 and the southerly part of Lot 103 on the Plan of Belmont Terrace, of record in Book 421, Page 101, Register's Office for said County, described as follows:

Beginning on the westerly margin of Oakland Avenue at a point 16 feet south of the common corner of Lot Nos. 102 and 103; thence northwardly 50 feet; thence westwardly 160 feet, more or less, to the easterly margin of an alley, said point being 13.3 feet south of the southwest corner of Lot No. 104; thence with said alley southwardly 50 feet; thence eastwardly 160 feet, more or less, to the point of beginning.

Being the same property conveyed to Cathy J. O'Connor by deed from Jennifer Suzanne Howell, unmarried, of record in Book 6737, Page 775, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first deed of trust to First Tennessee Bank National Association, of record in Book 6737, page 778, said Register's Office, and also that the escrow account held in connection with the aforesaid deed of trust is hereby transferred to said grantee.

unimproved ( ) property, known as 2809 Oakland Avenue, Nashville, TN 37212
This is improved (XX)
(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 my hand this 29th day of April, 19 88

Cathy J. O'Connor

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7531 PAGE 812

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Cathy J. O'Connor

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained, and who further acknowledged that _____ the _____ of the maker or a constituent of the maker and _____ authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at office in Brentwood, Tennessee, this 29th day of April, 1988.

Elizabeth J. Smith
Notary Public

My commission expires: 1/11/92

DEED

FROM

TO

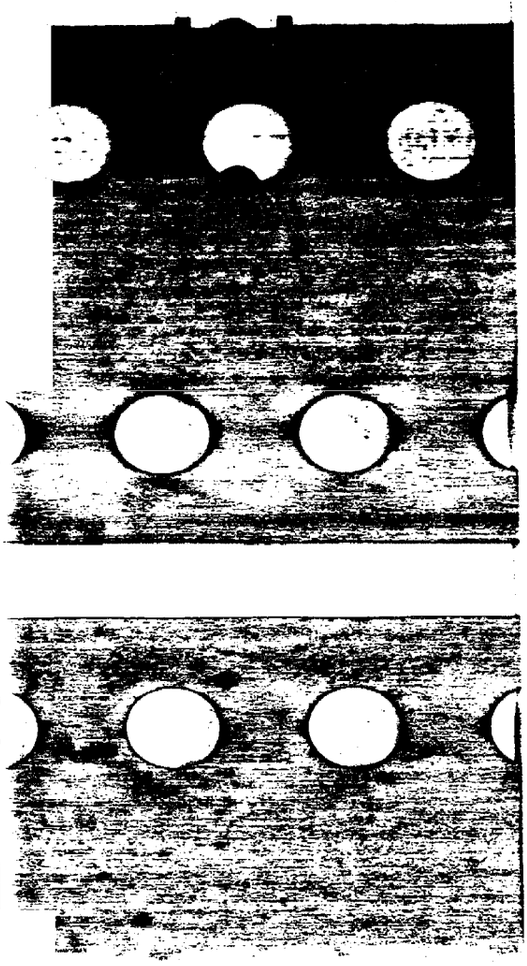
REALTY TITLE & ESCROW COMPANY, INC.
SUITE 150, 101 WESTPARK DRIVE
P.O. BOX 1369
BRENTWOOD, TN 37027

26302

IDENTIFICATION REFERENCE

MAY 2 2 40 PM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7531 PAGE 813

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	101350.00
CON TX	283.64
PRFEE	0.50
MISC	6.00
TOTAL	290.14
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	290.14

05/02/88 01 14:39 0001 21

26302

IDENTIFICATION REFERENCE

MAY 2 2 40 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 86450