Return to: William D. Castleman, Attorney
213 A Ward Circle
Brentwood, TN 37027

Mail

Jul 26 8 31 AM '88

IDENTIFICATION REFERENCE

FELIX Z WILSON III REGISTER DAVIDSON COUNTY, TN

52545

Map-Parcel No. 87-136

Address New Owner as follows:

George Ronald Hunt
6297 New Hope Road
Hermitage, TN 37076

Send tax bills to:
Mortgagee:
Alabama Federal S/L Assn.
P. O. Box 830459
Birmingha, Al 35283

0859 07/26 0101 03CHECK 504.50

WARRANTY DEED BOOK 7609 PAGE 18

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT H. WELCH and wife, PATTY J. WELCH**, hereinafter collectively called Grantor, have bargained and sold, and by these presents do transfer and convey unto **GEORGE RONALD HUNT**, unmarried, his heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land lying and being in the 4th Civil District of Davidson County, Tennessee, being a portion of the Hollis Hagar Farm, plan of record in Plat Book 1, page 54, Chancery Court at Nashville, Davidson County, Tennessee, and described according to an unrecorded survey made by Joe Charles Wilson, Sr., and shown as Tract 4 on said survey as follows, to-wit:

Beginning at an iron pin in the easterly margin of New Hope Road, said pin being located 864.29 feet as measured along the easterly margin of New Hope Road in a northerly direction from the northwest corner of the property conveyed to Mildred Collins, of record in Book 1644, page 503, Register's Office for Davidson County, Tennessee; thence with said margin north 6° 12' 35" east, 245.00 feet to an iron pin; thence leaving said margin with the south line of Tract #5, south 85° 50' 31" east, 421.06 feet to an iron pin; thence south 80° 05' 58" east, 399.20 feet to an iron pin at Shelton's northwest corner; thence with Shelton's west line, south 5° 20' 53" west, 256.43 feet to an iron pin; thence with the north line of Tract #3, north 82° 15' 28" west, 823.32 feet to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Robert H. Welch and wife, Patty J. Welch by Warranty Deed from Ernest D. Williams of record in Book 5289, page 644, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, his heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "A" attached hereto and incorporated herein by reference, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds themselves, their heirs, assigns and representatives to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 19th day of July, 1988.

Robert H. Welch
ROBERT H. WELCH

Patty J. Welch
PATTY J. WELCH

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 ROBERT H. WELCH and wife, PATTY J. WELCH, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 14th day of July, 1988.

Diane L. Gregory
NOTARY PUBLIC

My commission expires: 8-5-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

D. Annette Burton
AFFIANT

Sworn to and subscribed before me this the 14th day of July, 1988.

Diane L. Gregory
NOTARY PUBLIC

My commission expires: 8-5-90

This instrument was prepared by:

John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

1. Taxes for the year 1988 are a lien, but not yet due and payable.

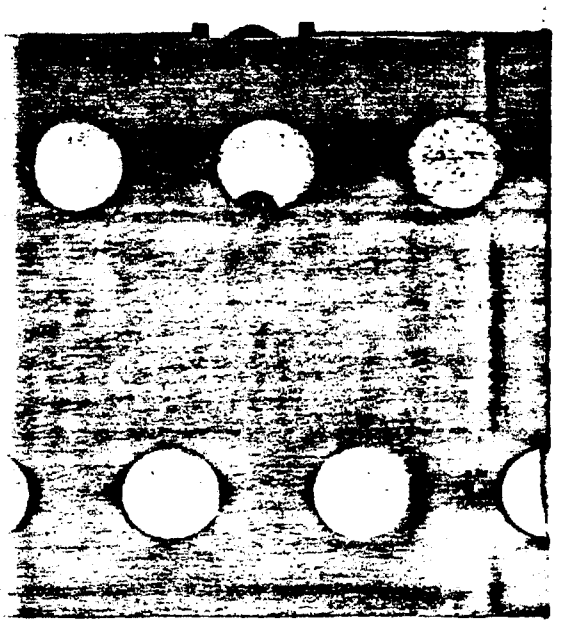
2. Easement for right of way and road reserved to Dennis E. McClendon and wife, as set out in deed of record in Book 1638, page 58, Register's Office for Davidson County, Tennessee and in Book 615, page 266, said Register's Office.

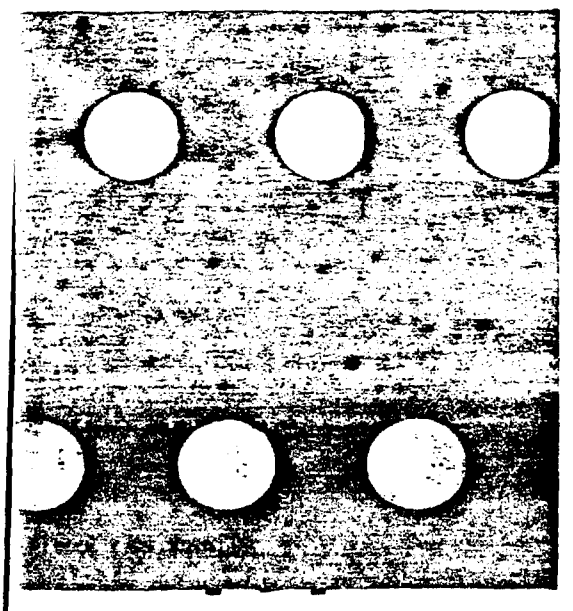
3. A family graveyard of about 1/4 of an acre reserved in the deed from G.R. Jackson and wife, to Walter Dorris et al, of record in Book 542, page 557, Register's Office for Davidson County, Tennessee, located adjacent to the north line of this tract being 563 feet (plus or minus) from New Hope Road. Said cemetery is approximately 90 feet long and 86 feet wide, as shown on survey of Joe Charles Wilson, Sr., with all rights of ingress and egress thereto.

4. The survey of J.R. Scott, dated October 25, 1951, shows a power line across the west part of the premises.

5. Restrictive covenants of record in Book 5168, page 932, Register's Office for Davidson County, Tennessee.

6. Easements for ingress and egress as set out in deed of record in Book 5168, page 932, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7609 PAGE 21

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	
				150000.00
			CON TX	495.00
			PRFEE	0.50
			WDEED	9.00
			TOTAL	504.50
			CHECK	504.50
07/26/88	01		08:32 0001	0859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52545

IDENTIFT REFERENCE

Jul 26 8 31 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 116623