BOOK 7771 PAGE 984

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF February 19 89.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
Alford Ray Welch (NAME)	Leader Federal Savings and Loan (NAME)	
Unit J-4, 500 Paragon Mills Road (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1860 (STREET ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (P.O. ZIP)	Memphis, Tennessee 38101-1860 (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. Carol J. Schwartz, now Welstead

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alford Ray Welch

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:

A certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. J-4 in a Horizontal Property Regime of Canterbury Hall Condominium of record in Plat Book 5200, page 159, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in the Master Deed of record in Book 5440, page 255, amended in Book 5441, page 819, to which plan reference is made for a more complete description.

BEING the same property conveyed to Carol J. Schwartz by deed from Cynthia L. Meyer and Laura A. Hoffman of record in Book 6888, page 411, Register's Office for Davidson County, Tennessee. The said Carol J. Schwartz having since married Greg Welstead.

Grantee(s) hereby assume and agree to pay the unpaid balance on the existing mortgage held by Leader Federal Savings and Loan of record in Book 6888, page 406, said Register's Office, the debt secured thereby and also hereby assumes the obligations under the terms of the instruments creating the loan. The escrow account and insurance to be transferred to Grantee.

The premises herein conveyed is a "condominium project" established pursuant to the provisions of the Tennessee "Horizontal Property Act" as set out in Section 66-27-101 et.seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-laws for the administration thereof; to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof; and also including without limitation all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Canderbury Hall Condominium, of record in Book 5440, page 255, amended in Book 5441, page 819, Register's Office for Davidson County, Tennessee.

Greg Welstead joins in the execution of this instrument to convey whatever marital rights he may have.

unimproved ( )
This is improved (XX) property, known as Unit J-4, 500 Paragon Mills Road (House Number) (Street) Nashville, TN (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 9th day of February, 19 89

Carol J. Schwartz Welstead
Carol J. Schwartz Welstead

Greg Welstead

STATE OF TEXAS }
COUNTY }

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Personally appeared before me, Carol J. Schwartz Welstead and husband, Greg C. Welstead
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 9th day of February, 19 89.

My Commission Expires 9.9.89

Jayme Harris
Notary Public JAYME HARRIS

STATE OF TENNESSEE }
COUNTY }

(AFFIX SEAL)

Personally appeared before me, _____
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that __he__ executed the within instrument for the purposes therein contained, and who further acknowledged that __ he__ is the

_____
("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is 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, this _____ day of _____ 19_____.

My Commission Expires _____

_____
Notary Public

(AFFIX SEAL)

WARRANTY DEED

FROM
Carol J. Schwartz, now Welstead

TO
Alford Ray Welch

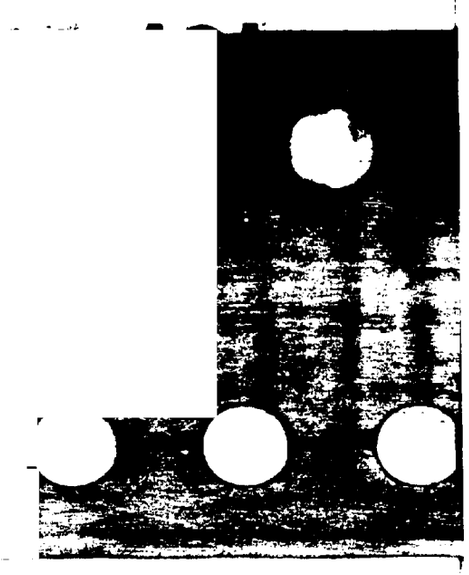
6958 02/14 0101 03CHECK 145.43

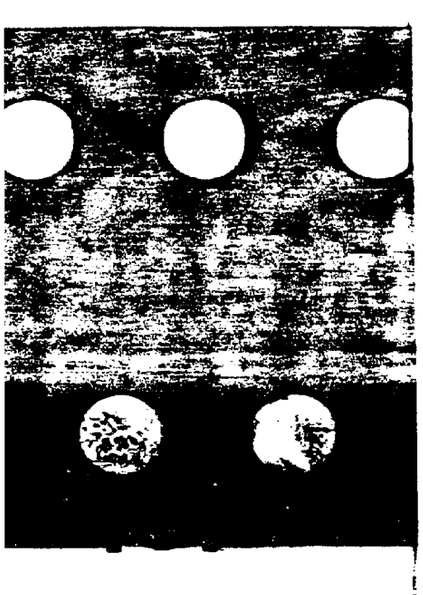
This form compliments of:

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679

0872

FILED FOR RECORD
Feb 14 10 08 AM '89





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 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 42112.24
CON TX 138.93
PRFEE 0.50
WDEED 6.00
TOTAL 145.43
CHECK 145.43

02/14/89 01 10:09 0001 6958

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 8 7 6 2

IDENTIFT REFERENCE

Fe 14 10 08 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 181426