WARRANTY DEED BOOK 7932 PAGE 261

PREPARED BY:

J. K. WOODARD
Attorney at Law
175 East Main Street
Metro Federal Savings & Loan Bldg.
Hendersonville, TN 37075
822-0030

Mail

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 110,000.00.

Affiant

SWORN to and subscribed before me on this the 5th day of August, 1989.

NOTARY PUBLIC

My Commission Expires: 1-16-92

MORTGAGEE:

None

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Roger Lee Welch		
C/O Lewis Lafferty	Same	43-5
P.O. Box 788		230 & 232
Madison, Tenn. 37115		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **RALPH T. GRAGG and wife, DELORES S. GRAGG, and GEORGIA W. SANDERS (now HATCHER)**, hereinafter called the **GRANTORS**, have bargained and sold and by these presents, do transfer and convey unto **ROGER LEE WELCH and wife, ELIZABETH ANN WELCH**, hereinafter called **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO. I: LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of the Resubdivision of Lots Nos. 16, 17 and 18 of WOODLAWN ESTATES, as of record in Book 5190, Page 666, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to RALPH T. GRAGG and wife, DELORES S. GRAGG, as to a one-half undivided interest and the other one-half undivided interest to GEORGIA W. SANDERS (now Hatcher) of record in Book 6311, page 648, Register's Office for Davidson County, TN.

TRACT NO. II: BEING Lot No. 3 on the Plan of the Resubdivision of Lots Nos. 16, 17 and 18 of WOODLAWN ESTATES, as of record in Book 5190, Page 666, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

BEING the same property conveyed to RALPH T. GRAGG and wife, DOLORES S. GRAGG, a one-half undivided interest and to GEORGIA W. SANDERS (now HATCHER), a one-half undivided interest by Deed from HAROLD D. WOOSLEY and wife, NANCY C. WOOSLEY of record in Book 6311, Page 645, Register's office for Davidson County, TN.

The said Dolores S. Gragg and Delores S. Gragg are one in the same person.

This is improved property known as 636, 638, 644 and 646 Bixler Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 5th day of ~~August~~ Sept., 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Ralph T. Gragg
RALPH T. GRAGG

Dolores S. Gragg
DOLORES S. GRAGG

Georgia W. Sanders
GEORGIA W. SANDERS (now Hatcher)

2234 09/06 0101 03CHECK 370.00

STATE OF TENNESSEE

COUNTY OF SUMNER

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, RALPH T. GRAGG and wife, DOLORES S. GRAGG and GEORGIA W. SANDERS (now HATCHER), the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, TN, this the 5th day of ~~August,~~ Sept. 1989.

N. K. Nichols
NOTARY PUBLIC

My Commission Expires: Feb. 29 1992

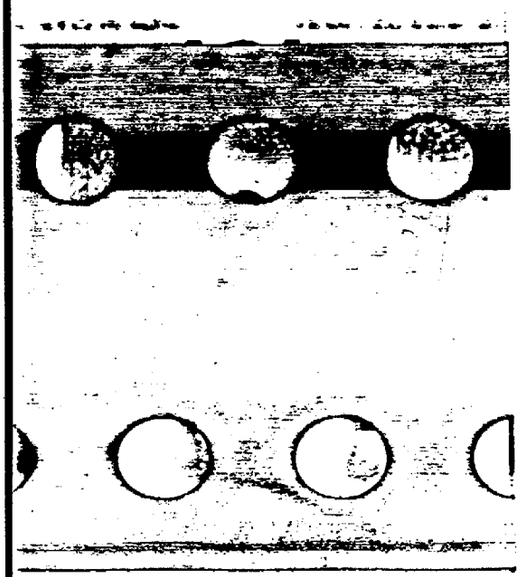
N. K. NICHOLS NOTARY PUBLIC AT LARGE STATE

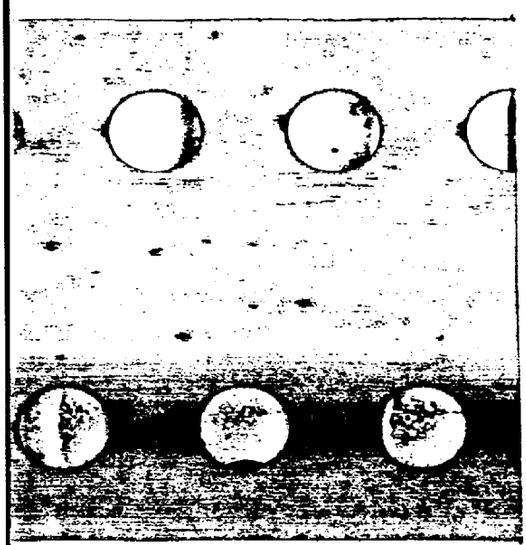
64004

IDENTIFICATION REFERENCE

SEP 6 12 49 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





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 110000.00
CON TX 363.00
PRFEE 1.00
WDEED 6.00
TOTAL 370.00
CHECK ~~370.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK ~~09/06/07 01 12:50 0001 2154~~

6 4 0 0 4

IDENTIFICATION REFERENCE

SEP 6 12 49 PM '00

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246176