WARRANTY DEED

PREPARED BY:

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

STATE OF TENNESSEE
COUNTY OF Sumner

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

Lester Wayne Gragg
Affiant

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

J. K. Woodard
NOTARY PUBLIC

My Commission Expires: July 29, 1992

MORTGAGEE:

None

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Lester Wayne Gragg	Same	43-5
201 Rybura Dr.		230 & 232
Old Hickory, Tenn.		

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, **ROGER LEE WELCH and wife, ELIZABETH ANN WELCH,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **LESTER WAYNE GRAGG and wife, MARJORIE F. GRAGG,** 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.

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 ROGER LEE WELCH and wife, ELIZABETH ANN WELCH by Deed from RALPH T. GRAGG and wife, DOLORES S. GRAGG and GEORGIA W. SANDERS (now HATCHER), of record in Book 7932 Page 261, Register's office for Davidson County, TN.

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 31 day of August, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ROGER LEE WELCH

ELIZABETH ANN WELCH

Z155 09/06 0101 03CHECK 370.00

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, ROGER LEE WELCH and wife, ELIZABETH ANN WELCH, 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 Charlotte, N.C., this the 31st day of August, 1989.

NOTARY PUBLIC

My Commission Expires July 13, 1993

My Commission Expires: _____

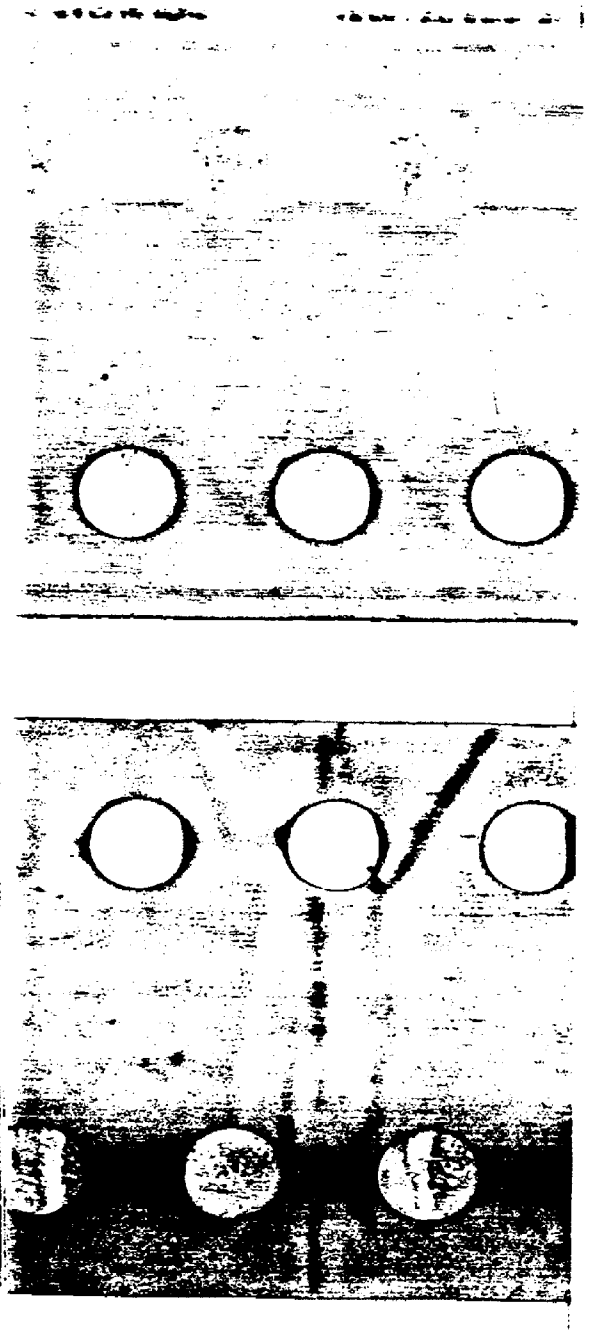
NOTARY PUBLIC PAMELA G. LUCAS MECKLENBURG COUNTY, N.C.

6405.

IDENTIFICATION REFERENCE

SEP 6 12 50 PM '89

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7932 PAGE 266

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

09/06/89 01 12:51 0001 2155

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.4.0.0.5.

IDENTIFI REFERENCE

SEP 6 12 50 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 246177