FILE BOX 46

FORM No. WD-1

BOOK 7966 PAGE 40

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 57,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 89

Notary Public

MY COMMISSION EXPIRES: 5/22/93
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE MIGNON SMELSER

My Commission Expires May 22, 1993

THIS INSTRUMENT WAS PREPARED BY
STEVEN G. WATERS – 3401 WEST END AVE. SUITE 545 – NASHVILLE. TN. 37203

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Ronnie E. Welch (NAME)	First Republic Mortgage (NAME)	032-13-0-078
1708 Autumn Ridge Drive (STREET ADDRESS OR ROUTE NUMBER)	2090 Hewitt Avenue (STREET ADDRESS)	10D02954
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Kettering, Ohio (CITY) (STATE) (ZIP)	

FOR AND 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, Ray Spence Boston, Jr. & wf. Linda B. Pulliam (now known as Linda Boston)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie E. Welch and wife, Elizabeth 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.

LAND in Davidson County, Tennessee, being Lot No. 57 on the Plan of Timbertrail, Section 4, as of record in Book 5200, page 634, Register's Office for said County, to which plan reference is hereby made for a more compelte and detailed description of said lot.

Being the same property conveyed to Ray Spence Boston, Jr. and Linda B. Pulliam by deed from Radnor Homes, Inc. of record in Book 6601, page 318, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 6515, page 1 said Register's Office.

75992

IDENTIF. REFERENCE

OCT 23 1 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

8080 10/23 0101 03CHECK 196.09

unimproved ( ) property, known as 1708 Autumn Ridge Drive, Nashville, TN 37216
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 our hand s this 17th day of October, 19 89

Ray Spence Boston, Jr.

Linda Boston

BOOK 7966 PAGE 41

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 Ray Spence Boston, Jr. and wife, Linda Boston

the bargainor S, 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, this 17th day of October 1989

Commission expires 5/22/93

Notary Public

AUGUSTUS SMELSER NOTARY PUBLIC LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

My Commission Expires May 22, 1993

WARRANTY DEED

FROM

Ray Spence Boston, Jr. and wife,

Linda Boston

TO

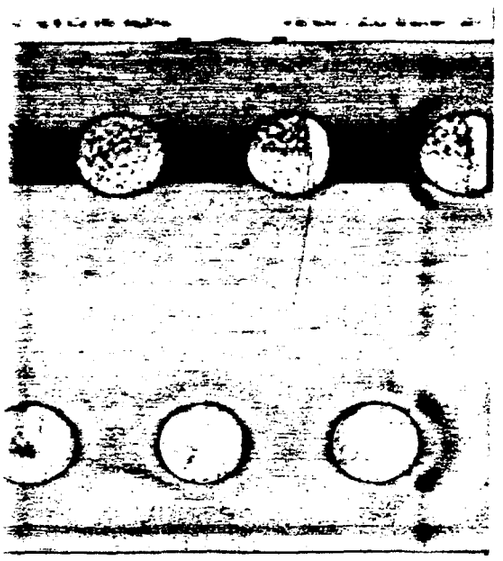
Ronnie E. Welch and wife, Elizabeth

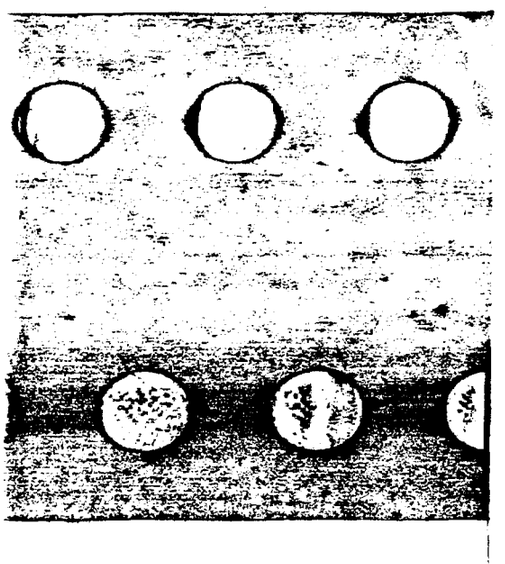
Welch

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, Tn. 37203

STEVEN G. WATERS
Attorney at Law





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7966 PAGE 42

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 57300.00
CON TX 189.09
PRFEE 1.00
WDEED 6.00
BANK 196.09
CHECK 196.09

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/23/89 01 13:59 0001 8080

75992

IDENTIF. TREFERENCE

OCT 23 1 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 260212