FILE NO. 25684 FILE BOX "7"

BOOK 8038 PAGE 743

FORM NO WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS: 77,662.05

Lucile C. Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 2nd DAY OF FEBRUARY, 1990

Notary Public

MY COMMISSION EXPIRES: 9-14-90
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LUCILE C. WELCH (NAME)	AMSOUTH MORTGAGE COMPANY, INC. (NAME)	MAP 105-10
820 Douglas Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 847 (STREET ADDRESS)	PARCEL 158
Nashville, TN. 37204 (CITY) (STATE) (P.O. ZIP)	Birmingham, Alabama 35201 (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, WE C. WILLIAM ANDREE, III and wife, JUNE F. ANDREE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUCILE C. WELCH, an unmarried person

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:

BEING Lot No. 2 on the Map of Douglas Place, as of record in Book 332, page 130, Register's Office for said County.

SAID Lot fronts 50 feet on the northerly side of Douglas Avenue and runs back 146 feet on the easterly line and 145 feet on the westerly line to an alley in the rear on which it measures 70 feet.

BEING the same property conveyed to C. William Andree, III and wife, June F. Andree by Quitclaim Deed from William Andree, III, of record in Book 6608, page 839, Register's Office for Davidson County, Tennessee, and the same property conveyed to C. William Andree, III by deed from Frances Collier Robinson, unmarried, of record in Book 6360, page 242, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to AMSOUTH MORTGAGE COMPANY, of record in Book 6608, page 834, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

Unimproved
This is improved XX property, known as 820 Douglas Avenue, Nashville, Tennessee 37204
(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 hands this 2nd day of February, 19 90

C. William Andree III
C. WILLIAM ANDREE, III

JUNE F. ANDREE

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STATE OF TENNESSEE }
Davidson County }

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named C. WILLIAM ANDREE, III and wife, JUNE F. ANDREE

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of February, 19 90.

Commission Expires 9/11/90

_____ Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

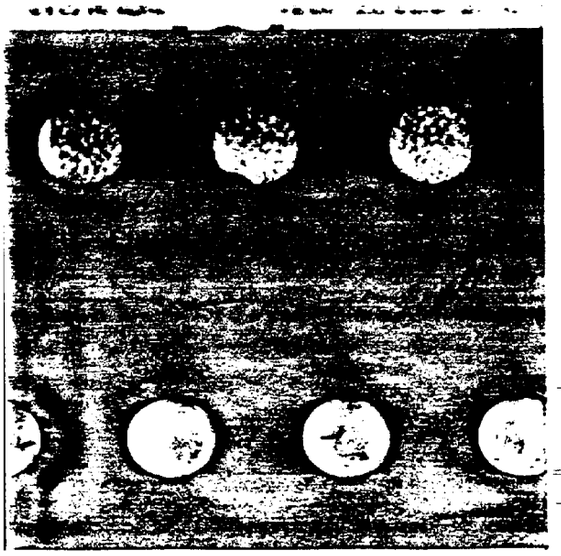
01229

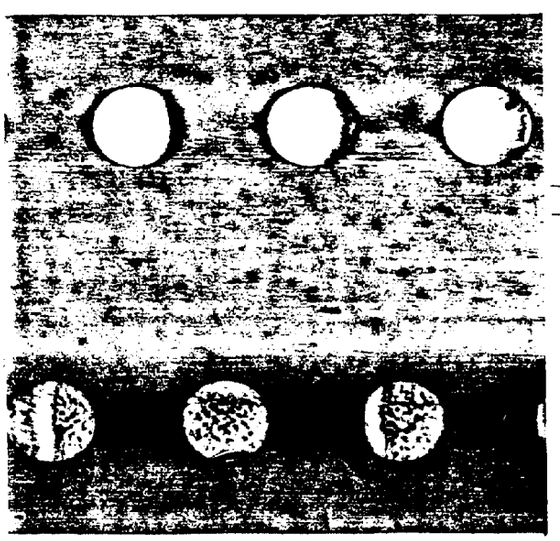
IDENTIF. REFERENCE

FEB 2 1 16 PM '90

FELIX Z. ... REGISTER
DAVIDSON COUNTY TN.

2781 02/02 0101 CHECK 263.40





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 77662.05
CON TX 256.41
PRFEE 1.00
WDEED 6.00
TOTAL 263.41
CHECK 263.41

02/02/90 01 13:20 0001 9781

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01229

IDENTIF. TREFERENCE

FEB 2 1 16 PM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN

No. 289817