BOOK 8053 PAGE 758 Box 22

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 19 90

Notary Public

MY COMMISSION EXPIRES: 1/9/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, Attorney		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER (S) AS FOLLOWS Kevin S. Welch (NAME) 3930 Cambridge Avenue (STREET ADDRESS OR ROUTE NUMBER) Nashville, TN 37205 (CITY) (STATE) (P.O.ZIP)	Mortgagee: First Union Mortgage Corporation (NAME) P.O. Box 18109 (STREET ADDRESS) Raleigh, NC 27619 (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS 103-8-186 26W 00810

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, Paul W. Chrisman, Jr. and wife, Teresa Chrisman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin S. 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. 359 on the Map of Richland Realty Company's Division "C", as of record in Book 421, page 31, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Paul W. Chrisman, Jr. by deed from Carolyn McArthur of record in Book 7739, page 265, and re-recorded in Book 7787, page 436, Register's Office for Davidson County, Tennessee.

Teresa Chrisman, wife of Paul W. Chrisman, Jr., joins in to convey any interest she may have in subject property by reason of her marital status.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 7739, page 269, and re-recorded in Book 7787, page 438, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the Grantee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is unimproved ( ) improved (X) property, know as 3930 Cambridge Avenue, Nashville, TN 37205
(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 convenant 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 26th day of February, 19 90

Paul W. Chrisman, Jr.

Teresa Chrisman

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paul W. Chrisman, Jr. and wife, Teresa Chrisman

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 26th day of February, 19 90.

Commission expires 9/25/93

Notary Public

* or proved to me on the basis of satisfactory evidence.

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed 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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Paul W. Chrisman, Jr. and

wife, Teresa Chrisman

TO
Kevin S. Welch

06891

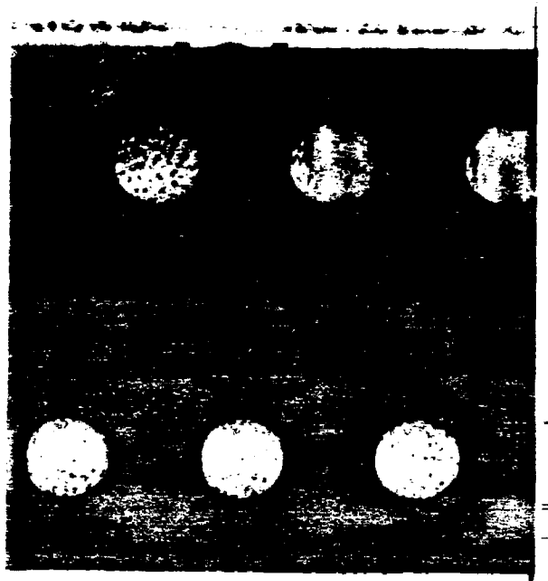
IDENTIF. REFERENCE

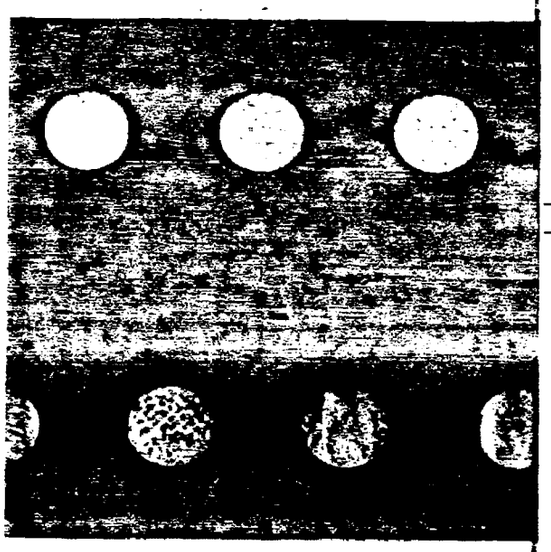
FEB 28 10 45 AM '90

DAVIDSON COUNTY TN.

1. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

6432 02/28 0101 03CHECK 354.82





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 105449.69
CON TX 347.82
PRFEE 1.00
WDEED 6.00
TOTAL 354.82
CHECK 354.82

02/28/90 01 10:41 0001 6432

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06891

IDENTIF. TREFERENCE

FEB 28 10 45 AM '90

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 296387