STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF May, 1986

Notary Public

MY COMMISSION EXPIRES 7-18-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTY.
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John E. Welch et ux (NAME)	National Mortgage Company (NAME)	074 012.00
Rt. 2 Chandler Road (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	076-00-0-047.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38118 (CITY) (STATE) (ZIP)	04D 03396

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, James C. Eddins, unmarried

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

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Wilson ~~DAVIDSON~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND in the 1st Civil District of Wilson County, Tennessee, described as follows:

BEGINNING at an iron pin in the southerly right of way of the old N.C. & St. L. Railroad (now a public road) also Stark's corner and the northeast corner of the property herein described; thence south 4 degrees west 730 feet with Stark's west boundary line to a post; thence south 5¼ degrees west 144 feet to a point in the center of Stone's Creek, passing through a 14-inch cedar 25 feet from the center of said creek; thence with the center of said creek as follows; north 51 1/8 degrees west 252 feet, north 30 3/4 degrees west 261 feet to a point 18 feet southerly from a twin 18-inch black oak, north 89¼ degrees west 118 feet; south 64¼ degrees west 149 feet, south 83½ degrees west 58 feet, north 65 3/4 degrees west 178 feet, north 49 5/8 degrees west 180 feet to a point 32 feet southwesterly from an iron pipe, Bryan's southeast corner; thence leaving the creek and running with Bryan's east boundary line as follows: NORTH 38 degrees east passing through the aforementioned pipe 85 feet to a pipe, north 79½ degrees east 383 feet to a post, north 19 degrees east 150 feet to a post north 66 3/4 degrees west 109 feet to a post, north 4 7/8 degrees east 120 feet to a post at Sharpe's southwest corner; thence with Sharpe's line south 69 degrees east 373 feet to a post, north 21 3/4 degrees east 126.3 feet to an iron pin at the southerly right of way of the old N.C. & St. L. R.P. (now a public road); thence with the southerly right of way of said public road south 69 3/8 degrees east 216.3 feet to the beginning and containing 10.6 acres, more or less.

BEING the same property conveyed to James C. Eddins by deed from Stella Mai Eddins of record in Deed Book 393, page 360, Register's Office for Wilson County, Tennessee.

These instruments are being recorded to reflect the fact that notwithstanding the above description, a portion of the property is located in Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as Rt. 2 Chandler Road (House Number) (Street) Hermitage, TN 37076 (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 my hand this 15th day of May, 19 86

James C. Eddins

James C. Eddins

INDIVIDUAL ACKNOWLEDGEMENT

BOOK 8066 PAGE 5

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned James C. Eddins, unmarried, a Notary Public of said county,

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 15th day of May, 1986

NOTARY PUBLIC

My commission expires:

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of 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 President (or other officer authorized to execute the instrument) of the, the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as

WITNESS my hand and seal, at office in

this day of, 19

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

James C. Eddins

TO

John E. Welch and wife,

Jean P. Welch

2900 03/15 0201 03CHECK 6.00

DAVIDSON COUNTY TN.

Mar 15 3 54 PM '90

RECEIVED FOR RECORD

11 11 253

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

Filed for record May 17 1986

at 11:54 O'clock A.M.

Noted In Note Book 23 Page # 76

Recorded in Book # 598 Page # 600

In the Register's office, for

Wilson County, Tennessee.

On this 17th day of May 1986

Margie L. Trice Register

By Dep Reg

State Tax $260.00

Fee $ .50

Recording Fee $ 8.00

Total $268.50

Receipt No. 49158

MARGIE L. TRICE
REGISTER OF DEEDS
WILSON CO. TENN.

By Deputy