BOOK 8110 PAGE 332

This Instrument Prepared By:
OWENS & HERRING
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

W A R R A N T Y D E E D

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL #:
Mary J. Welch, D.V.M. 2211 Eighth Avenue South Berry Hill Animal Hospital Nashville, TN 37206	Same	82, GP 15, 221

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, NATIONAL SYSTEMS, INC., has this day bargained and sold, and does hereby transfer and convey unto MARY J. WELCH, D.V.M., the Grantee herein, her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> BEING Lot No. 2 on the resubdivision plat of record in Book 5190, page 263, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> BEGINNING at a point in the generally southerly boundary of the right-of-way of Main Street; thence, along the said boundary N 62 degrees 02' 42" E 145.14 feet to a point; thence, S 25 degrees 25' E 156.07 feet to a point in the generally northerly boundary of the right-of-way of an alley; thence, along the said right-of-way S 64 degrees 30' W 145.00 feet to a point; thence, N 25 degrees 25' W 149.86 feet back to the point of beginning; the said tract contains 0.509 acres according to the said plat and is subject to the 21-foot minimum building setback line shown thereon.
>
> And being the same property conveyed to National Systems, Inc., the Grantor, from Hilmar Kleeman, Ernestyne Kleeman Mueller and Patricia Kleeman Goldstein, by Installment Deed of Record in Book 6984, page 39, of the Register's Office for Davidson County, Tennessee.

This is improved property, known as 604 Main Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, her successors, heirs and assigns forever. Grantor does hereby covenant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for: (1) 1990 real estate tax which shall be pro rated between the Grantor and Grantee; (2)

all matters shown on the Plan of Record in Book 5190, page 266, of said Register's Office; and (3) all other restrictions and easements of record.

The Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, her successors, heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantee has caused this Warranty Deed to be signed on this 15th day of May, 1990, by its duly authorized officer.

NATIONAL SYSTEMS, INC.

By: Charles E. Malone

Title: V. Pres.

26622

RECEIVED FOR RECORD MAY 16 1 49 PM '90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Charles E. Malone
AFFIANT

Subscribed and sworn to before me, this the 15th day of May, 1990.

Billy D Seals
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: November 21, 1992.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Billy D. Seals, a Notary Public in and for said County and State, At Large, Tennessee Charles E. Malone, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of NATIONAL SYSTEMS, INC., the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 15th day of May, 1990.

Billy D. Seals
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE OF TN

My Commission Expires: November 21, 1992.

H30

667-00



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 200000.00
CON TX 660.00
PRFEE 1.00
MDEED 6.00
TOTAL 667.00
CHECK 667.00

05/16/90 01 13:51 0001 2076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

266822

IDENTIFICATION REFERENCE

MAY 16 1 49 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 319524