File in Box # 14

FORM NO. WD-1

BOOK 8475 PAGE 599

7575-2

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 106,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF October 91

Notary Public

MY COMMISSION EXPIRES: 7/21/93

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
DENNEY, LACKEY & CHERNAU, 424 Church Street, Suite 1350, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
JOSEPH P. WELCH (NAME)	BarclaysAmerican/Mortgage Corp. (NAME)	Map 86-8
2104 Strombury Drive (STREET ADDRESS OR ROUTE NUMBER)	5032 Parkway Plaza Blvd., Bldg.8 (STREET ADDRESS)	Parcel 062
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Charlotte, NC 28217 (CITY) (STATE) (ZIP)	FB# 04D-92540

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, PHILLIPS BUILDERS, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOSEPH P. WELCH AND WIFE, LISA PALMER-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. 401, on the Plan of Camden Woods, Phase One, of record in Book 6900, Pages 697 and 698, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING part of the same property conveyed to Randall Phillips Builders, Inc., by Deed from First American National Bank of Nashville, of record in Book 5584, Page 274, corrected in Book 7225, Page 222, Register's Office for Davidson County, Tennessee. Articles of Merger of Randall Phillips Builders, Inc., Hallphill Corp., Phillips Construction Company and Edrand, Inc., into Philhall Corp. with amendment changing its corporate name to Phillips Builders, Inc., of record in Book 7298, Page 203, said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Book 7620, Page 561, amended in Book 7657, Page 580, and further amended in Book 7675, Page 926, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

DESCRIPTION DERIVED FROM RECORDED PLAT AS SET OUT ABOVE, PREPARED BY ROBERT LEE SPEARS, 4075 N. Mt. Juliet Road, Mt. Juliet, TN 37122, Registered Land Surveyor, Tennessee No. 126.

This is unimproved ( ) improved (XX) property, known as 2104 Strombury Drive, Hermitage, TN 37076
(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 his hand this 29th day of October, 19 91

PHILLIPS BUILDERS, INC.

By: Ruth Malatak, Asst Vice President

Ruth Malatak, Assistant Vice Pres.

STATE OF TENNESSEE
Davidson County

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

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

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

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
Davidson County

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Ruth Malatak

_____

_____

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 Assistant Vice Pres. of the PHILLIPS BUILDERS, INC. a corporation, and that he as such Assistant Vice Pres. executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice Pres.

Witness my hand and official seal at Nashville, Tenn. this 29th day of October, 19 91.

_____ Notary Public

Commission Expires 7/24/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

PHILLIPS BUILDERS, INC.

TO

JOSEPH P. WELCH AND WIFE, LISA PALMER-WELCH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

5.8.47.3.

IDENTIFICATION

OCT 31 11 17 AM '91

7705 10/31 0101 03CHECK 401.79

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8475 PAGE 601

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 106750.00
CON TX 394.79
PRFEE 1.00
WDEED 6.00
TOTAL 401.79
CHECK 401.79

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7705

5.8.47.3.

IDENTIFICATION REFERENCE

Oct 31 11 17 AM '91

No. 472390