BOOK 8775 PAGE 211

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 19 92

Notary Public

MY COMMISSION EXPIRES 7/25/94
(AFFIX SEAL)

Box 7

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201
File #30587

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip T.Welch III	FIRST REPUBLIC MORTGAGE	MAP 146-11
(NAME)	(NAME)	
5036 Ragland Drive	6012 Wilmington Pike	PARCEL 5
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Dayton, Ohio 45459	OH 1136
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Lynda S. Gant

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Philip T.Welch III and wife, Denise W. 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. 27 on the Plan of Ragland Estates, as of record in Book 2663, Page 104, Register's Office for said county.

Said Lot No. 27, fronts 217 feet on the easterly side of Ragland Drive and runs back 220.4 feet on the northerly line and 183 feet on the southerly line, to a deed line in the rear measuring 223 feet thereon.

BEING the same property conveyed to Lynda S. Gant by deed from Diane Gentry, Conservator of record in Book 7775, Page 847, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

60590

IDENTIFICATION REFERENCE

NOV 3 1 25 PM '92

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 5036 Ragland Drive, Nashville, TN 37220
(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 my hand this 23rd day of October, 19 92

Lynda S. Gant by Bob Gant, Atty In Fact

Lynda S. Gant

STATE OF TENNESSEE
COUNTY OF

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_____ .

Commission expires_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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_____ oath(s) acknowledged_____to be the _____ and_____ respectively of the_____ the within named bargainor, and corporation, and that_____ as such _____ and_____ being authorized so to do, execute 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 23 day of October, 199 2, before me personally appeared Gale Gant to me known to be the person who executed the foregoing instrument in behalf of Lynda Gant as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said Lynda Gant.

Witness my hand and official seal at Nashville, Tennessee, this the 23 day of October, 199 2.

My Commission Expires: 7/23/94

WARRANTY DEED

FROM

Lynda S. Gant

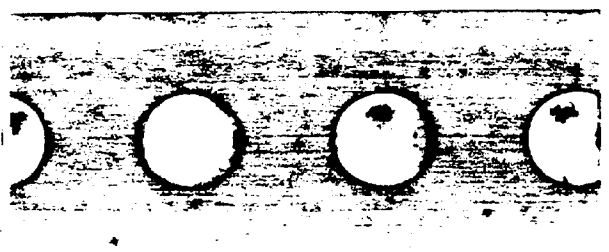
TO

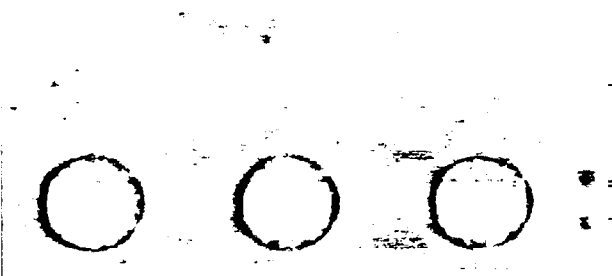
Phillip T. Welch III and wife, Denise W. Welch

RETURN TO:

Saturn & Mazer Title Services
212 Third Avenue, North
Nashville, Tennessee 37201 File #30587

2647 11/03 0101 03CHECK 470.86





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

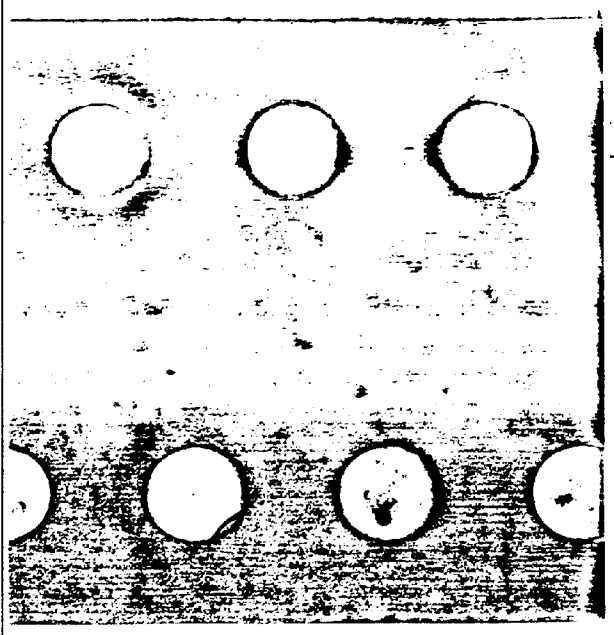
RECEIVED OF _____

FOR _____

BOOK 8775 PAGE 213

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



6059.0

IDENTIFICATION REFERENCE

Nov 3 1 25 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

					CAMT
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK					84800.00
					CON TX 461.86
					PRFEE 1.00
					MDEED 8.00
					TOTAL 470.86
					CHECK 470.86
11/03/92		01	13:23	0001	2647

No. 586518