BOY 35
249339

BOOK 8915 PAGE 486

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***136,000.00.

Affiant

Subscribed and sworn to before me this 12 day of April, 1993.

Notary Public

My Commission Expires: 1-17-1994

NOTARY PUBLIC AT LARGE TENNESSEE

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
DEAN DONALD WELCH, JR. and GAY H. WELCH 1513 Clayton Avenue Nashville, Tennessee 37212	SAME	MAP 227-08 PARCEL 184 24W 14675

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED THIRTY SIX THOUSAND AND 00/100 ($***136,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **THOMAS D. GERACIOTI, JR. and wife, LISA THIERRY GERACIOTI,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **DEAN DONALD WELCH, JR. and wife, GAY H. 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:

BEING Lot No. 215 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

SAID Lot No. 215 fronts 60.0 feet on the southerly side of Clayton Avenue and runs back between parallel lines 185.0 feet to an alley.

BEING the same property conveyed to Thomas D. Geracioti, Jr. and wife, Lisa Thierry Geracioti, by deed from Arlene S. Samowich, an unmarried person, of record in Book 8059, page 782, Register's Office for Davidson County, Tennessee.

This is improved property known as 1513 Clayton Avenue, Nashville, Tennessee 37212.

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.

GRANTORS COVENANT with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantees.

2. Matters shown on the Plan of Victoria Place, of record in Book 332, page 10, Register's Office for Davidson County, Tennessee.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 12 day of April, 1993.

THOMAS D. GERACIOTI, JR.

LISA THIERRY GERACIOTI

5117 04/13 0101 03CHECK 512.20

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS D. GERACIOTI, JR. and LISA THIERRY GERACIOTI, the bargainors, 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 purposes therein contained.

Witness my hand and official seal this 12 day of April, 1993.

Notary Public

My Commission Expires:

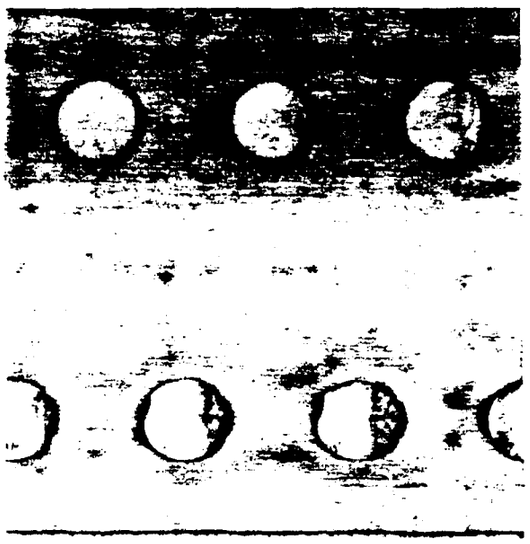
1-17-1994

09326

IDENTIFICATION REFERENCE

APR 13 3 53 PM '93

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8915 PAGE 488

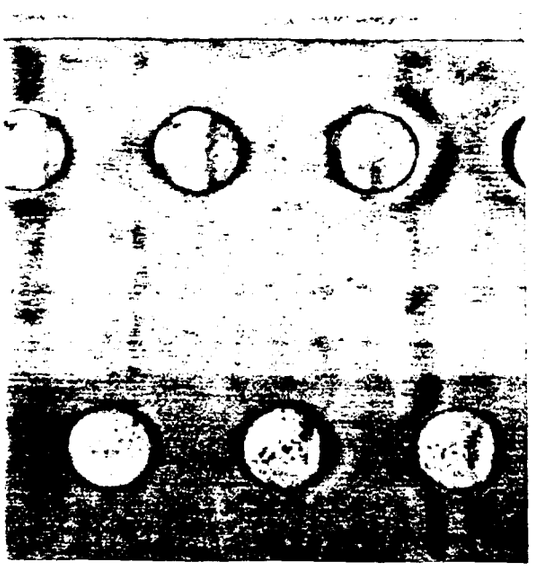
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	136000.00
CON TX	503.20
PRFEE	1.00
WDEED	8.00
TOTAL	512.20
CHECK	512.20

04/13/93 01 15:54 0001 5117

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0 9 3 2 6

IDENTIFICATION REFERENCE

APR 13 3 53 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 639881