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 $***43,500.00.

James M. Clifton
Affiant

Subscribed and sworn to before me this 27th day of July, 1993.

Notary Public

My Commission Expires: 1-22-96

Address New Owner:	Send Tax Bills to:	Map & Parcel Nos.
JAMES M. CLIFTON and wife, DEGAYE CLIFTON 1025 Dozier Place Nashville, TN 37206	FIRST TENNESSEE BANK P.O. Box 474 Memphis, TN 38101	MAP 72-10 PARCEL 6

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY THREE THOUSAND FIVE HUNDRED AND 00/100 ($***43,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **ALLAN M. WELCH and wife, HOPE WELCH,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES M. CLIFTON and wife, DEGAYE CLIFTON,** 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. 10 on the Map of Dozier's Place of record in Book 974, page 51, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Allan M. Welch and wife, Hope Welch, by deed from E. Wayne Ezell and wife, Phyllis D. Ezell, of record in Book 7074, page 412, Register's Office for Davidson County, Tennessee.

This is improved property known as 1025 Dozier Place, Nashville, Tennessee 37206.

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 Dozier's Place, of record in Book 974, page 51, 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 28th day of July, 1993.

ALLAN M. WELCH

HOPE WELCH

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 ALLAN M. and HOPE WELCH, 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 28th day of July, 1993.

Notary Public

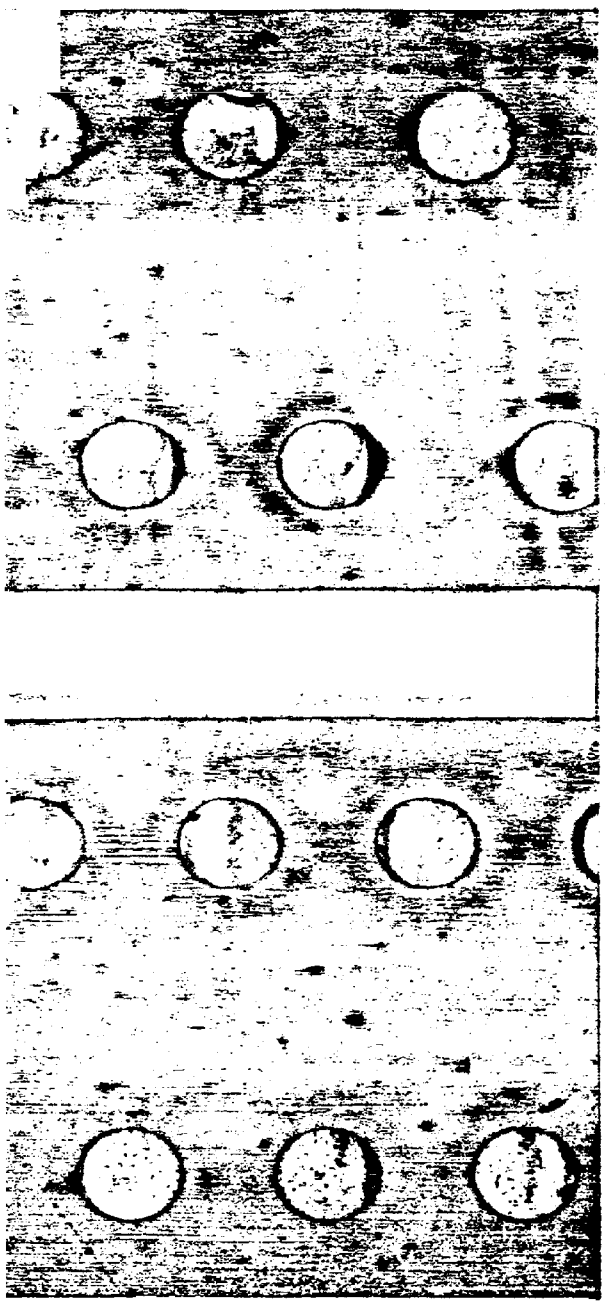
My Commission Expires: 1-23-94

47647
IDENTIF. & REFERENCE

93 AUG -3 AM 10:27

REGISTER
DAVIDSON COUNTY, TN.

5008 08/03 0101 03CHECK 169.95



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9034 PAGE 243

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 43500.00
				CON TX 160.95
				PRFEE 1.00
				WDEED 8.00
				TOTAL 169.95
				CHECK 169.95

08/03/93 01 10:27 0001 5008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47647
IDENTIF. # REFERENCE

93 AUG -3 AM 10:27

REGISTER
DAVIDSON COUNTY, TN.

No. 681403