MLW

THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
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 $ 144,200.00

Affiant

Subscribed and sworn to before me, this 28th day of April 1994

Notary Public

My Commission Expires: 11-22-97

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WILLIAM S. JANIS 2809 Oakland Avenue Nashville, Tennessee 37212	FLEET MORTGAGE CORP. 11200 W. Parkland Avenue Milwaukee, Wisconsin 53224	MAP 117-4 PARCEL 247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED FORTY FOUR THOUSAND TWO HUNDRED AND NO/100---------- ($ 144,200.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , MELINDA J. WELTON, UNMARRIED

hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto WILLIAM S. JANIS, UNMARRIED

hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the northerly part of Lot No. 102 and the southerly part of Lot No. 103 on the plan of Belmont Terrace as of record in Book 421, page 101, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the westerly margin of Oakland Avenue at a point 16.0 feet south of the common corner of Lots Nos. 102 and 103; thence northwardly 50.0 feet; thence westwardly 160.0 feet more or less to the easterly margin of an alley, said point being 13.3 feet south of the southwest corner of Lot No. 104; thence with said alley southwardly 50.0 feet; thence eastwardly 160.0 feet more or less to the point of beginning.

BEING the same property conveyed to Melinda J. Welton by deed from Cathy J. O'Connor, unmarried, of record in Book 7531, page 811, Register's Office for Davidson County, Tennessee.

1136 05/03 0101 03CHECK 542.54

This is improved property known as 2809 Oakland 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 GRANTEE___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that she is lawfully seized and possessed of said land in fee simple, ha s 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 Grantee(s).

2. Matters shown on the Plan of Belmont Terrace of record in Book 421 , page 101 , Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28th day of April, 19 94

MELINDA J. WELTON

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

Witness my hand and official seal this 28th day of April, 1994.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 _____.

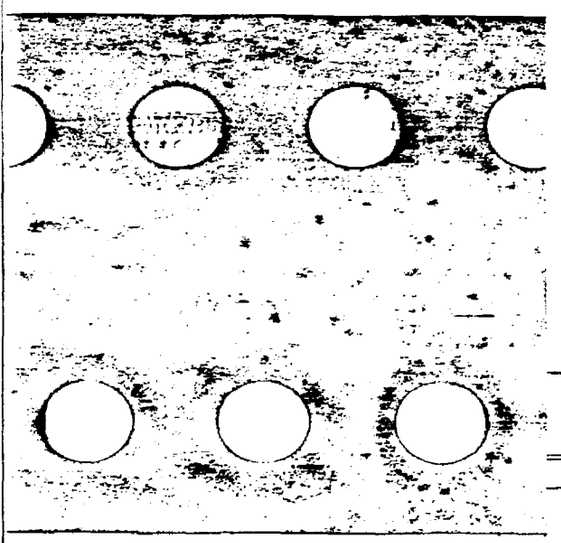
Witness my hand and official seal this _____day of _____, 19 ____.

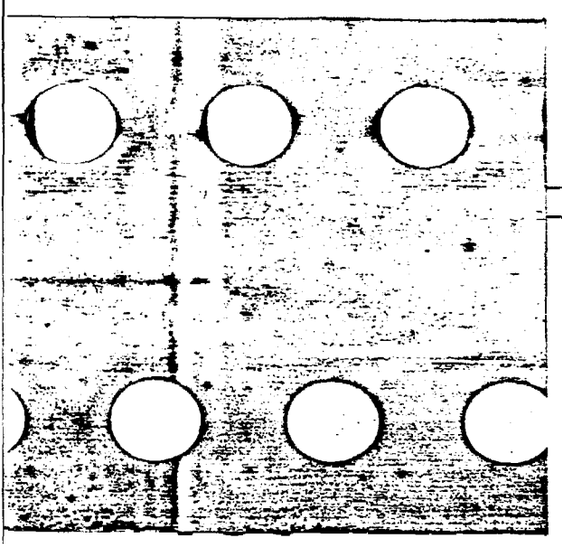
My Commission Expires: _____

Notary Public

45519
IDENTIF. ↑ REFERENCE

94 MAY -3 AM 10:01
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9331 PAGE 159

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	
				144200.00
			CON TX	533.54
			PRFEE	1.00
			WDEED	8.00
			TOTAL	542.54
			CHECK	542.54
05/03/94	01		10:00 0001	1136

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45519
IDENTIF. ↑ REFERENCE

94 MAY -3 AM 10:01
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 786225