OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 9394 PAGE 757

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 243,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 30th DAY OF June, 19 94

NOTARY PUBLIC

My Commission expires: 1-27-96

615/385-2804 THIS INSTRUMENT PREPARED BY SupCt. 3143
Marbut Glenn Gaston, Jr.,Lawyer, 2211 Crestmoor Rd.,Nashville,TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Kevin M. Welsh et ux (NAME)	First Union National Bank of Tennessee (NAME)	144-4-11
2208 Tyne Boulevard (ADDRESS)	(ADDRESS)	FH 09430
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 243,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Walter Keith, IV, an unmarried person, and Michele K. Keith, an unmarried person, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto Kevin M. Welsh and wife, Kathleen C. Welsh hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being **Lot No. 4, Block "O"**, on the plan of **Tyne Meade, Section 3**, as of record at **Book 1424, pages 12, 13, and 14** Register's Office for said County, to which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being all the same property conveyed to the grantor herein by deed as of record at Book 6665 , page 114 , said Register's Office.

This conveyance is subject to current year's property taxes, which have been prorated this date and the grantee assumes in full, subject to any re-proration required as a result in a change in the actual current year's tax amount and to restrictive covenants, plat limitations, easements, and/or other matters as hereinafter stated, to wit:

The plan of record at Book 1424, pages 12, 13, and 14, shows a 75-foot minimum building setback line from Tyne Boulevard and a 10-foot easement for public utility and drainage purposes along the rear lot line.

This is improved (XX) property, known as 2208 Tyne Boulevard, Nashville, TN 37215 (House Number) (Street) (City) (State) (Zip)
unimproved ( )

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of June, 1994.

Walter Keith, IV

Michele K. Keith

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9394 PAGE 758

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Walter Keith, IV, an unmarried person, and Michele K. Keith, an unmarried person, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 at office this 30th day of June, 1994.

My Commission expires:
1-27-96

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____

Notary Public

PICK-UP

94 JUL -1 AM 10:37

FELIX ... REGISTER
DAVIDSON COUNTY, TN.

...ENCE

66071

07/01 0101 03CHECK

908-1

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 9254 PAGE 759

FOR

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
243000.00
CON TX 899.10
PRFEE 1.00
WDEED 8.00
TOTAL 908.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 908.10

07/01/94 01 10:38 0001 2432

663 51
IDENTIFICATION
94 JUL -1 AM 10: 37
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 809092