THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

CLINTON WELCH AND WIFE, REBA WELCH
507 NORTON AVE
NASHVILLE TN 37207

MAP/PARCEL NUMBER:

MAP 71-8, PARCEL 182

SEND TAX BILLS TO:

SAME

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $25,000.00.

Clinton Welch
AFFIANT

Subscribed and sworn to me, this the 4 day of APRIL, 1995.

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, I, LURA MAE F. FOX, A WIDOW, hereinafter referred to as GRANTOR, have this day bargained and sold, and do hereby transfer and convey unto the said CLINTON WELCH AND WIFE, REBA WELCH, hereinafter referred to as GRANTEES, THEIR successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 510 NORTON AVENUE, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, THEIR successors, heirs and assigns forever, I covenant that I AM lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except to the extent otherwise set forth in Exhibit "B" hereto.

I further covenant and bind MYSELF AND MY heirs and representatives, to warrant and forever defend the title to said GRANTEES, THEIR successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 4 day of APRIL, 1995.

Lura Mae F. Fox
LURA MAE F. FOX

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LURA MAE F. FOX, A WIDOW, the within named BARGAINOR, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that SHE executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 4 day of APRIL, 1995.

Susan C. Keith
notary public

My commission expires: 5-11-96

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 103 on the Map of Joywood Heights, Section I, of record in Book 1130, page 91, Register's Office for Davidson County, Tennessee.

Said Lot No. 103 fronts 60 feet on the South side of Norton Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Paris P. Fox and wife, Lura Mae F. Fox, by Warranty Deed from Oliver H. Dale and wife, Claudine M. Dale, of record in Book 4824, page 772, Register's Office for Davidson County, Tennessee, the said Paris P. Fox having since died on 2-12-95, the property vests solely in his widow, Lura Mae F. Fox, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 1130, page 91, said Register's Office, including any and all setback lines, easements, etc., as shown thereon.



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

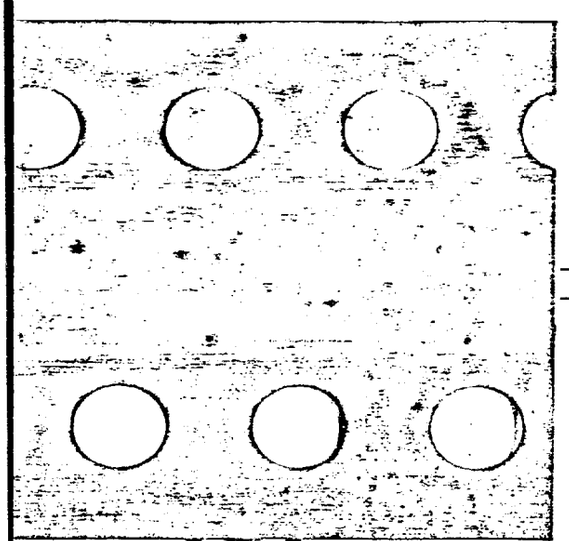
RECEIVED OF _____

FOR _____

BOOK 9639 PG 97

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|



| | |
|---|---|
| CONSIDERATION | 25000.00 |
| CONSIDERATION TAX | 92.50 |
| RECORDING FEE | 1.00 |
| DATA PROCESSING FEE | 12.00 |
| TOTAL | 105.50 |
| CHECK | 105.50 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/06/95 01 09:09 0001 8223

95 APR -6 AM 9:09

DAVIDSON COUNTY TENNESSEE

49151

IDENTIFICATION REFERENCE

**No.** 897742