THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

STATE OF TENNESSEE BOOK 9715 PG 530
COUNTY OF CHEATHAM

The actual consideration of value whichever is greater, for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of June, 1995.

Notary Public

My Commission Expires: 8-4-96

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Jonathan T. Welch 2709 Linmar, Apt. 8 Nashville, Tennessee 37215	Same	Map 126-00-0 Parcel 102.00 & 108.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **we, Charles Rainbolt and wife, Vicki D. Rainbolt**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto Jonathan T. Welch, an unmarried person**, 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:

Said tract lies wholly within the 9th Civil District, Davidson County, Tennessee, and bound in general by Travis on the north, Stein and Rhodes on the east, U.S. Highway 70 on the south and Stein on the west.

Beginning at a point in the northerly margin of U.S. Highway 70, said point being opposite a witness railroad spike in the northerly margin of the pavement of said road and being the southeast corner of James H. Stein tract as described in Book 5328, Page 931, Register's Office for Davidson County, Tennessee, thence with the east line of said tract, North 20 degrees 22 minutes West 808.6 feet to an iron post in Travis' southerly fence line, thence following closely his meandering southerly fence line with the following three calls: North 44 degrees 00 minutes East 120.0 feet, North 60 degrees 00 minutes East 129.0 feet to an iron post, and North 34 degrees 31 minutes East 20.0 feet to a point, thence a new line, South 24 degrees 20 minutes East 428.2 feet to a railroad spike in the center of Heath Road, thence South 16 degrees 34 minutes East with the westerly boundary of Rhodes 495.2 feet to the northerly margin of U.S. Highway 70, thence with said northerly margin South 78 degrees 00 minutes West 250.0 feet to the point of beginning and containing .33 acres, more or less, which includes a portion of the deeded Heath Road containing 0.32 acres, more or less, leaving a net acreage of 5.01 acres, more or less. This tract is subject to the visible utility lines along Heath Road. The above is shown as Tracts 3 and 4 on the James H. Stein survey.

Being the same property conveyed to Charles Rainbolt and wife, Vicki D. Rainbolt, by deed from James H. Stein and wife, Charlene W. Stein, of record in Book 8127, Page 54, Register's Office for Davidson County, Tennessee.

Subject to those certain restrictive covenants of record in Book 5328, Page 933, and as amended in Book 5393, Page 896, Register's Office for Davidson County, Tennessee, and further subject to visible utility lines along Heath Road.

Also conveyed herewith and the same being subject to a reciprocal easement for operation and maintenance of a septic tank overflow or system by instrument of record in Book 6952, Page 60, Register's Office for Davidson County, Tennessee.

Also conveyed herewith and the same being subject to an easement for road purposes for the joint use of adjoining landowners with provisions for the apportionment of cost of maintaining the same as established by instrument of record in Book 5393, Page 898, Register's Office for Davidson County, Tennessee.

1995 Metropolitan Government taxes have this day been prorated and the Grantee is responsible for the entire tax bill when due and payable.

This is unimproved property known as 5.01 acres, Heath Road, Nashville, Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and we do covenant with the said GRANTEE 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, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 27th day of June, 1995.

CHARLES RAINBOLT

VICKI D. RAINBOLT

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Charles Rainbolt and wife, Vicki D. Rainbolt, 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 seal at Kingston Springs, Tennessee, this 27th day of June, 1995.

NOTARY PUBLIC

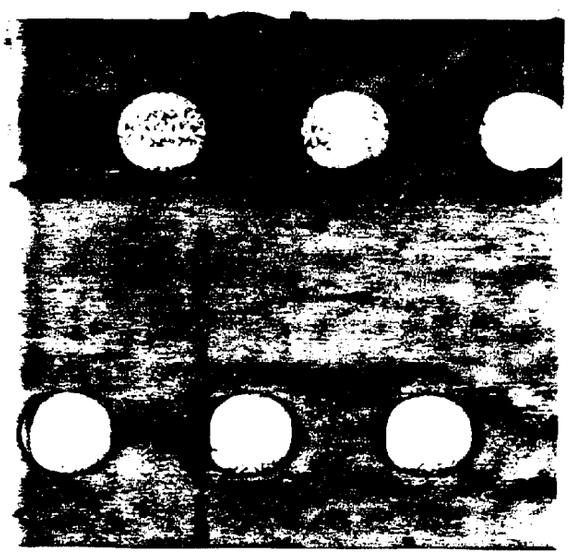
My Commission Expires: 5-4-96

NOTARY PUBLIC AT LARGE CRAIG STATE OF TENNESSEE

95 JUN 29 PM 9:08

REGISTER

MAIL ENV.



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

RECEIVED OF _____

FOR _____

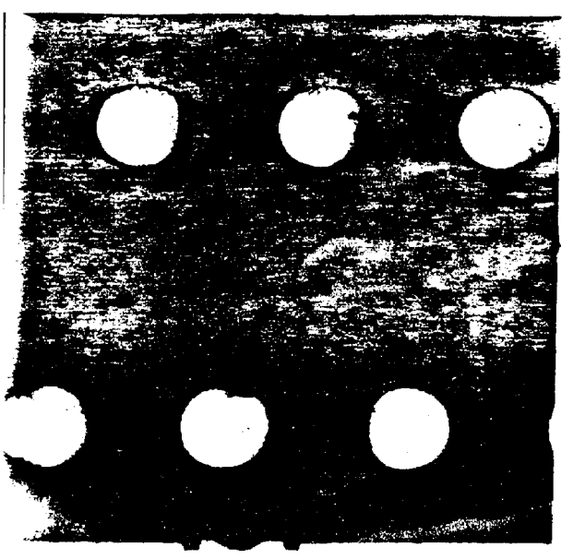
BOOK 9715 PG 535

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

DART 30000.00
CON TX 111.00
PRFEE 1.00
MTEEE 8.00
TOTL 120.00
PAID 120.00

[illegible] 95 02 09:08:08 3066



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0074437
IDENTIF. # REFERENCE

95 JUN 29 AM 9:08

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 925241