598

WARRANTY DEED

STATE OF TENNESSEE 9972 PG 387

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: ~~November 28, 1998~~ March 21, 1998

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George N. Welch III (NAME)	NORTH AMERICAN MORTGAGE COMPANY (NAME)	MAP 91-10
5817 Leslie Avenue (ADDRESS)	3883 Airway Drive (ADDRESS)	PARCEL 139
Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	Santa Rosa, CA 95403 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillip C. Raines and wife, Tena Conley Raines

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George N. Welch III, an unmarried man

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:

Land in Davidson County, Tennessee being Lot No. 31 on the Plan of the Subdivision of Lots Nos. 39 and 40 of the B. F. Cockrill Farm, as of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 31 fronts 50 feet on the southerly side of Leslie Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to the within named grantors by deed of even date, which instrument is being recorded simultaneously herewith.

Being part of the same property conveyed to Phillip C. Raines by deed from Donald J. Hale and wife, Cynthia L. Hale of record in Book 9513, Page 494, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Tena Conley Raines joins in this conveyance to convey any and all rights she may have in this property.

unimproved ( )
This is improved (X) property, known as 5817 Leslie Avenue, Nashville, Tennessee 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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 herein set out; 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 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 hand & this 23rd day of February 19 96

Phillip C. Raines

Tena Conley Raines

BOOK 9972 PG 388

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 Phillip C. Raines and wife, Tena Conley Raines

the bargainor S, 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 at Nashville, Tennessee, this 23rd day of February 19 96

Commission expires ~~November 20, 1998~~ MARCH 21, 1998

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

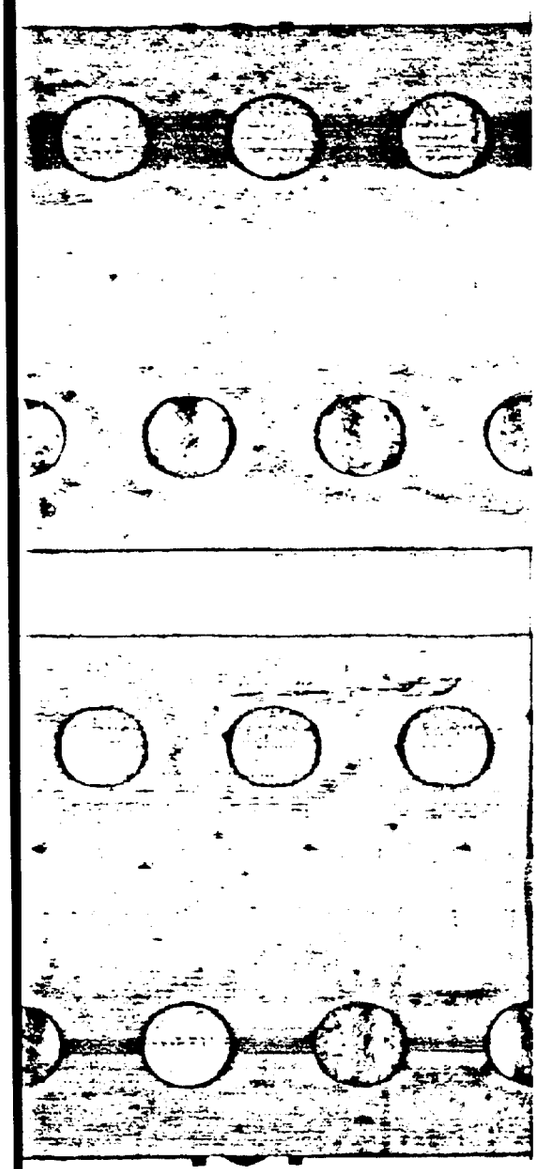
My commission expires _____

Notary Public

97 JAN 07 0101 03CHECK 155.15

0157905
IDENTIFICATION REFERENCE

96 MAR -7 PM 2:04
FILED & RECORDED
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9972 PG 389

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	39500.00
CON TX	146.15
PRFEE	1.00
WDEED	8.00
TOTAL	155.15
CHECK	155.15

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 5017

0157905
IDENTIF. & REFERENCE

96 MAR -7 PM 2:04
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1014125