File 14052
File Box 9B
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
25th Floor, Nashville City Ctr
Nashville, Tennessee 37219

BOOK 10147 PG 800

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WILSON Q. WELCH, JR. (NAME)	NEW OWNER (NAME)	Map 58-11
104 Hodge Court (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 132
Nashville, Tennessee 37218 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 13DA56599

FOR AND IN 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, JEAN W. WILSON, MARRIED AND WILSON Q. WELCH, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACQUELINE L. WELCH, UNMARRIED AND WILSON Q. WELCH, JR., MARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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. 172 on the Plan of Section 2 Royal Hills, as of record in Plat Book 4660, page 122, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jean W. Wilson by deed from James Hale of record in Book 5346, page 297, said Register's Office. Jean W. Wilson has since conveyed a one-half interest in said property to Wilson Q. Welch by quitdclaim of record in Book 5873, page 899, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1996 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 4950, page 530; and (3) All matters appearing on the Plan of record in Plat Book 4660, page 122, said Register's Office.

This is now now, nor has it ever been, the principal residence of the Grantors herein.

96 AUG -6 PM 2:37
[illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 02111689

unimproved ( )
This is improved (XX) property, known as 104 Hodge Court, Nashville, Tennessee 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 2nd day of August, 1996

JEAN W. WILSON

WILSON Q. WELCH

BOOK 10147 PG 801

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEAN W. WILSON AND WILSON Q. WELCH with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 2nd day of August, 19 96.

My commission expires 9/29/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 19 96.

MY COMMISSION EXPIRES 9/29/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

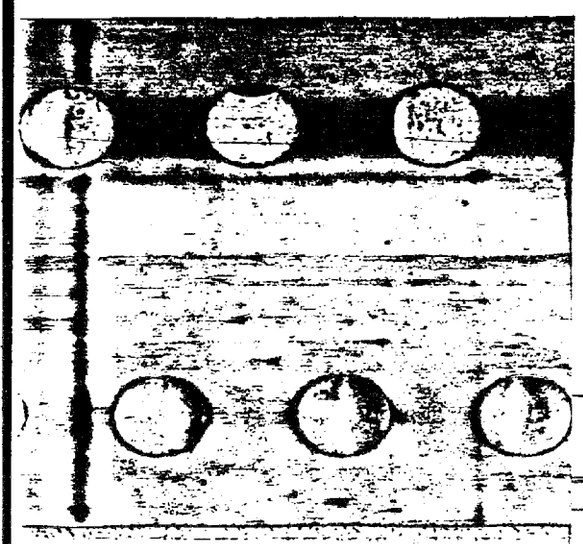
FROM JEAN W. WILSON AND WILSON Q. WELCH

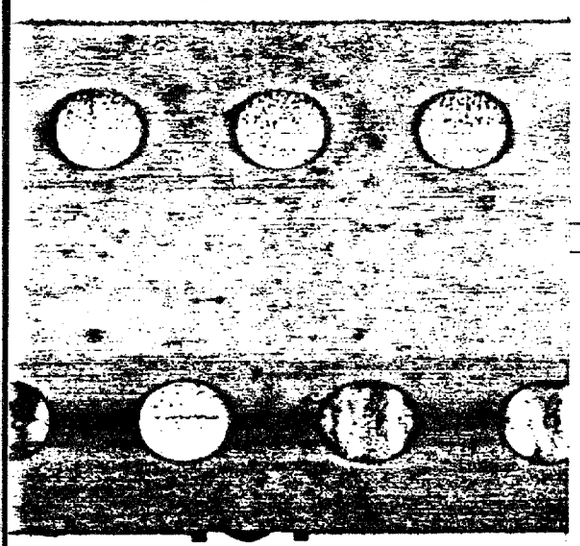
TO WILSON Q. WELCH, JR. AND JACQUELINE L. WELCH

3978 08/06 0101 OCHECK 123.7

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





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

RECEIVED OF _____

FOR _____

BOOK 10147 PG 802

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
		31,000.00	CAMT	31000.00
			CON TX	114.70
			PRFEE	1.00
			WDEED	8.00
			TOTAL	123.70
			CHECK	123.70
08/06/96	01		14:40 0001	3978

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0211689
IDENTIF. # REFERENCE

96 AUG -6 PM 2:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1016587