204

F-10158:672

WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Lisa K.A. Creasy and David C. Allen 1437 Campbell Road Goodlettsville, TN 37072	Same	Map #072-110 Parcel #27.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00

Lisa K.A. Creasy
Affiant

SWORN TO AND SUBSCRIBED before me this the 16th day of August 1996.

Annie L. Smith
Notary Public

My Commission Expires: 1-25-97

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, NANCY MAI ALEXANDER WELCH, a single person, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto LISA A. CREASY and DAVID C. ALLEN d/b/a CULKAY INVESTMENTS, hereinafter referred to as Grantees, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 15th Civil District of Davidson County, State of Tennessee, being Lot No. 8 on the plan of Glenmeade Subdivision, as of record in Book 2330, page 56, in the Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the easterly margin of the turnaround of Lee Davis Road at the common corner of Lot Nos. 7 and 8 of said subdivision; thence with the line between said two lots easterly 120.24 feet to a point; thence north 17 degrees 45' 02" east 202.12 feet to the rear common corner of Lot Nos. 8 and 9 southwesterly 240.24 feet to the northeasterly margin of said turnaround; thence, with the northeasterly margin of aid turnaround, around a curve to the right, southeasterly 28.3 feet to the beginning.

BEING the same property conveyed to Nancy Mai Alexander Welch by deed from Patricia M. Hylton, trustee, of record in Book 8146, page 491, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Restrictive Covenants contained in instrument of record in Book 2481, page 107, Book 1066, page 637, Book 2499, page 189 and Book 2648, page 422, RODC. The plan of record in Book 2330, page 56 shows a 40' minimum building line from Lee Davis Road; a 10' easement for utilities and drainage along the rear line. Note no resubdivision to produce less area until system of sewers is installed.

This is improved property, known as 2918 Lee Davis 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 said Grantees, their heirs, successors and assigns forever, and the said Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned, taxes for the year 1996, a lien but not yet due and payable, which the Grantees herein assume and agree to pay.

AND the said Grantor further covenants and binds herself, and her heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 16th day of August 1996.

Nancy Mai Alexander Welch

NANCY MAI ALEXANDER WELCH

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 NANCY MAI ALEXANDER WELCH, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Huntsville, Alabama, on this the 16th day of August 1996.

Notary Public

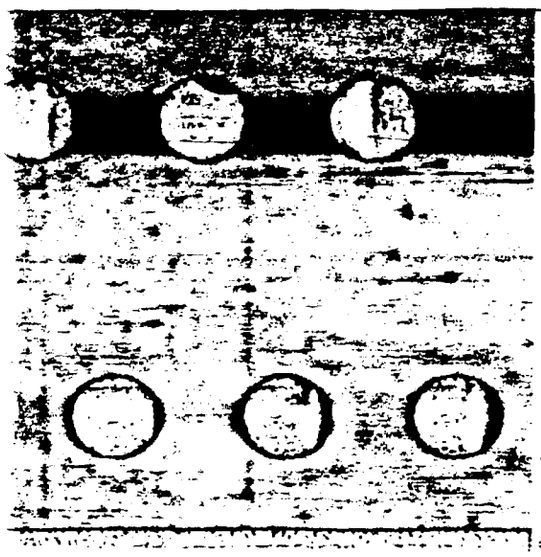
My Commission Expires: 1-25-97

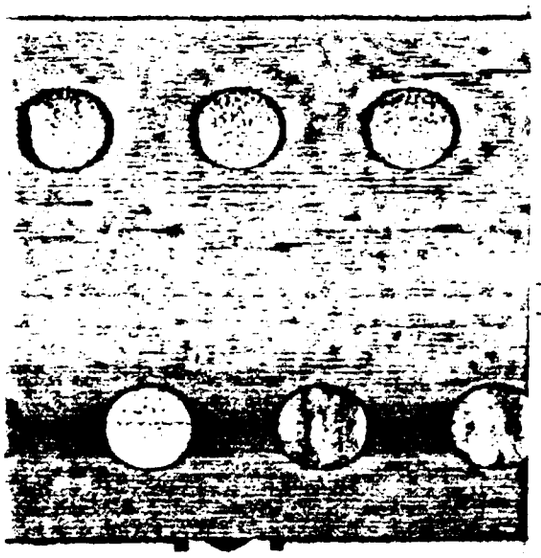
02215267
IDENTIF. & REFERENCE

96 AUG 16 PM 1:44
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

7840 08/16 0101 03CHECK 138.50

C:\OFFICE\REAL\WELCH.WD\14-787





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

RECEIVED OF _____

FOR _____

BOOK 10158 PG 674

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	35000.00
			CON TX	129.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	138.50
			CHECK	138.50
08/16/96	01		13:48 0001	7840

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02 15267
IDENTIF. ↑ REFERENCE

96 AUG 16 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1020404