WARRANTY DEED

BOOK 10257 PG 809

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,500.00

David J. McClellan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF October, 19 96

DEBRA WICKLIFF NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

Notary Public

MY COMMISSION EXPIRES June 14, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE BRENTWOOD, INC., 5550 FRANKLIN ROAD, SUITE 103, NASHVILLE, TN 37220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID J. MCCLELLAN	SUNTRUST BANK, NASHVILLE, N.A.	MAP NO. 61-16
(NAME)	(NAME)	
1408 CARDINAL AVENUE	P.O. BOX 305110	PORTION OF PARCEL
(ADDRESS)	(ADDRESS)	
NASHVILLE, TENNESSEE	NASHVILLE, TENNESSEE 37230-5110	NO. 353 AND 354
(CITY) (STATE) (ZIP)	(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, MAUDE REYNOLDS WELCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID J. MCCLELLAN, unmarried

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 the northerly one-half of Lot No. 8 and the southerly one-half of Lot No. 9 of Block "B" on the Plan of Country Club Estates of record in Plat Book 843, page 95, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Said parts of Lot Nos. 8 & 9 front together 100 feet on the westerly side of Cardinal Drive, fromerly Martha Avenue, and run back bewteen line 175 feet to a dead line.

Being the same property conveyed to William Sharry Welch and wife, Maude C. Welch by deed from Malcolm O. Allen, Jr. and wife, Estelle Ford Allen of record in Book 2340, page 263, Register's Office for Davidson County, Tennessee. The said William Sharry Welch and Maude C. Welch having since Divorced, the property was divested out of William Sharry Welch and vested in Maude Reynolds Welch by Final Decree of Divorce of record in Book 5791, page 157, Register's Office for Davidson County, Tennessee. Maude C. Welch is one and the same person as Maude Reynolds Welch.

0773 11/13 0101 03CHECK 351.25

unimproved ( )
This is improved (X) property, known as 1408 CARDINAL AVENUE, NASHVILLE, TENNESSEE
(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 my hand this 30th day of October, 19 96

Maude Reynolds Welch
MAUDE REYNOLDS WELCH

BOOK 10257 PG 810

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 MAUDE REYNOLDS 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 _____, Tennessee, this 30th day of October, 1996.

Commission expires June 10, 1998

_____
Notary Public

DEBRA WICK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

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

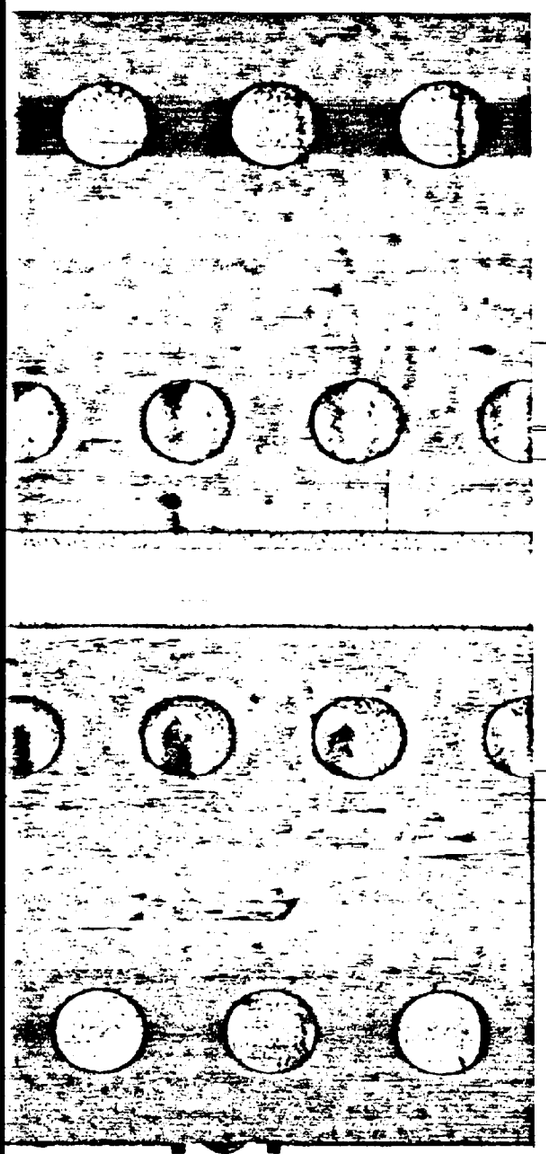
0246097
IDENTIF. ↑ REFERENCE

96 NOV 13 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10257 PG 811

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 92500.00
CON TX 342.25
PRFEE 1.00
WDEED 8.00
TOTAL 351.25
CHECK 351.25

11/13/96 01 09:39 0001 0773

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246097
IDENTIF. → REFERENCE

96 NOV 13 AM 9:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087665