BOOK 10278 PG 949

43

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 222,235.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF November 19 96

Notary Public

MY COMMISSION EXPIRES: My Commission Expires JAN 24, 1998
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

TAYLOR, PHILBIN, PIGUE, MARCHETTI, & BENNETT, One Eleven Union Street, Nashville, TN 37201

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carolyn D. Welden | SAME | 129-4-59 |
| (NAME) | (NAME) | |
| 121 Keyway Drive | | 08DZ75200 |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37205 | | |
| (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, Christopher P. Marchetti and wife, Gina M. Marchetti

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carolyn D. Welden, an unmarried person

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:

BEING Lot No. 70 on the Plan of West Meade Farms, Section III, as of record in Plat Book 1835, Page 4, Register's office for said County, to which Plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Christopher P. Marchetti and Gina M. McEnerney by deed from David D. Watt, unmarried, of record in Book 7786, Page 239, Register's Office for Davidson County, Tennessee. Christopher P. Marchetti and Gina M. McEnerney having since married and she being now known as Gina M. Marchetti.

This conveyance is subject to any and all existing restrictions and easements of record.

0252274
IDENTIF. ↑ REFERENCE

96 DEC -3 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved ( X ) property, known as 121 Keyway Drive, Nashville, TN 37205
(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 s this 27th day of November 19 96

Christopher P. Marchetti

Gina M. Marchetti
by Chris P. Marchetti, Attorney in Fact

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 Christopher P. Marchetti ~~AND WIFE, GINA M. MARCHETTI~~

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 27th day of November, 19 96.

Commission expires ~~March 3, 1997~~

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

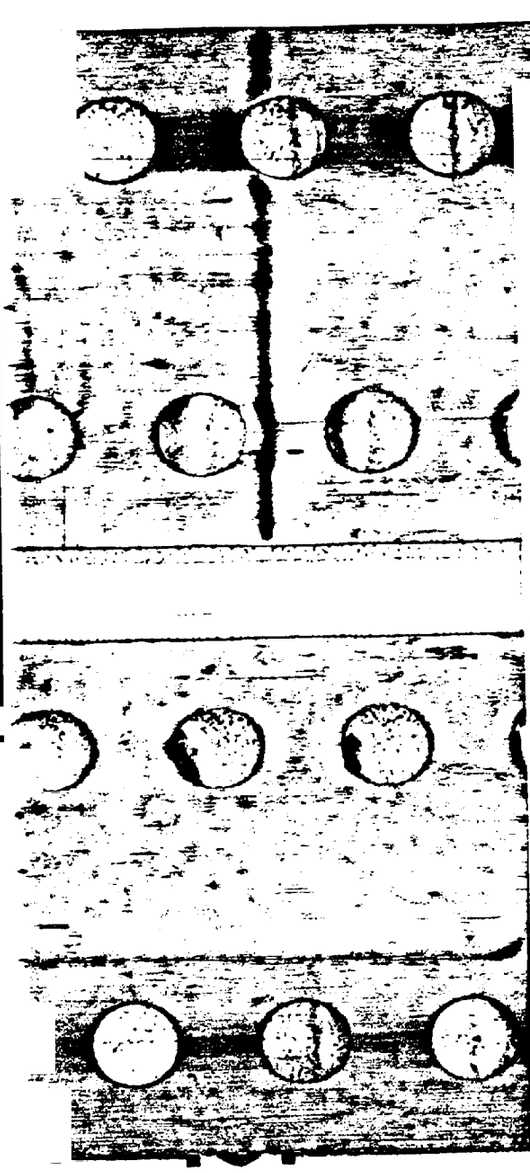
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chris P. Marchetti with whom I am personally acquainted and who, upon his oath, acknowledged himself to be the Attorney in Fact for the within name Gina M. Marchetti and being authorized to act on behalf of said person he executed the foregoing instrument as her free act and for the purposes therein contained.

_____
Notary Public

My Commission Expires: My Commission Expires JAN. 24, 1998

1594 12/03 0101 03CHECK

831.27



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

RECEIVED OF _____

FOR _____

BOOK 10278 PG 951

| | | |
|---|---|---|
| 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 222235.00
CON TX 822.27
PRFEE 1.00
WDEED 8.00
TOTAL 831.27
CHECK 831.27

12/03/96 01 15:29 0001 1594

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0252274
IDENTIF. # REFERENCE

96 DEC -3 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1094263