File Box 29

BOOK 10442 PG 491

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE 7446
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,900.00

Steven Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 19 97.

Ollie Mai Parsley
Notary Public

MY COMMISSION EXPIRES: 3/27/99

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Welch	Pacific Southwest Bank	52-2-158
(NAME)	(NAME)	
2219 Cabin Hill Road	P. O. Box 219020	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRES)	
Nashville, TN 37214	Dallas, TX 75221	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

7234 05/05 0101 03CHECK 212.13

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, WE, James E. Evans, a widower

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Steven Welch, a single 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:

BEING the easterly 60 feet of Lot No. 9 and the westerly 15 feet of Lot No. 10, Block "B" on the Revised Map of RAINBOW TERRACE SUBDIVISION, of record in Book 1130, page 85, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 75 feet on the northerly side of Blackstone Avenue and runs back between parallel lines 150 feet to a dead line.

BEING the same property conveyed to James E. Evans and wife, Kay M. Evans by deed from Frank Brady and wife, Edna Ruth Brady, filed of record in Book 3950, page 268, Register's Office for Davidson County, Tennessee, the said Kay M. Evans having since died, the property vests in James E. Evans.
THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 635 Blackstone Avenue, Madison, TN 37115

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 his hand this 2nd day of May, 19 97.

James E Evans by
By Karen Zink ATTORNEY IN FACT

James E. Evans by Karen Zink, Attorney In Fact

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STATE OF NEW JERSEY:
COUNTY OF Burlington :

I, the undersigned Notary Public, do hereby certify that KAREN ZINK, Attorney In Fact for JAMES E. EVANS, personally appeared before me this date, and being duly sworn, says that he executed the foregoing instrument for and on behalf of JAMES E. EVANS, and that his authority to execute and acknowledge is contained in a Power of Attorney, recorded simultaneously herewith, and that this instrument was executed under and by virtue of authority duly given by said instrument and for the purposes expressed therein.

Witness my hand and notarial seal this 30 day of April, 1997.

George H. Sellers
NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 15, 1997

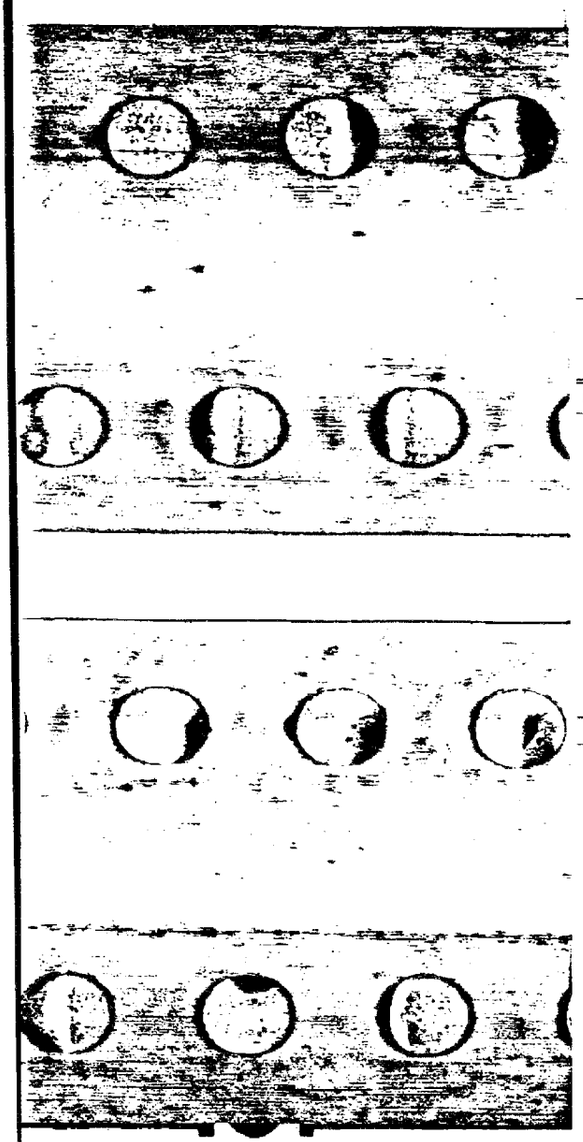
STATE OF NEW JERSEY

03011481
IDENTIFICATION REFERENCE

97 MAY -5 PM 2:14

DAVID C. KELLY
BURLINGTON COUNTY CLERK

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



RECEIVED OF _____

FOR _____

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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 54900.00
CON TX 203.13
PRFEE 1.00
WDEED 8.00
TOTAL 212.13
CHECK 212.13

05/05/97 01 14:17 0001 7234

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03014811
IDENTIF. & REFERENCE

97 MAY -5 PM 2:14
REGISTER
DAVIDSON COUNTY, TN.

No. 1147304