Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #97-1075

WARRANTY DEED

BOOK 10449 PG 352

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Peter M. Morgan,** and wife **Lynne Morgan**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Charles B. Welch,** and wife, **Pamela T. Welch**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, Being Lot No. 6 on the Resubdivision of Lots Nos. 4, 5, 6, and 7, Sheffield on the Harpeth, Phase I, a Planned Unit Development, as of record in Book 6900, Page 494, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Peter M. Morgan and wife Lynne Morgan, by deed of record in Book 9776, Page 562, RODC.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

D303333
IDENTIF. A REFERENCE

97 MAY -9 PM 12:18
CELIA Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

9822 05/09 0101 03CHECK 5[illegible].50

This is improved property, known as: 7513 Staffordshire, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 8th day of May, 1997

Peter M. Morgan
Peter M. Morgan

Lynne Morgan
Lynne Morgan

State of Tennessee)
County of Davidson)

On this the 8th day of May, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Peter M. Morgan and Lynne Morgan**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11-22-97

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$151,500.00**.

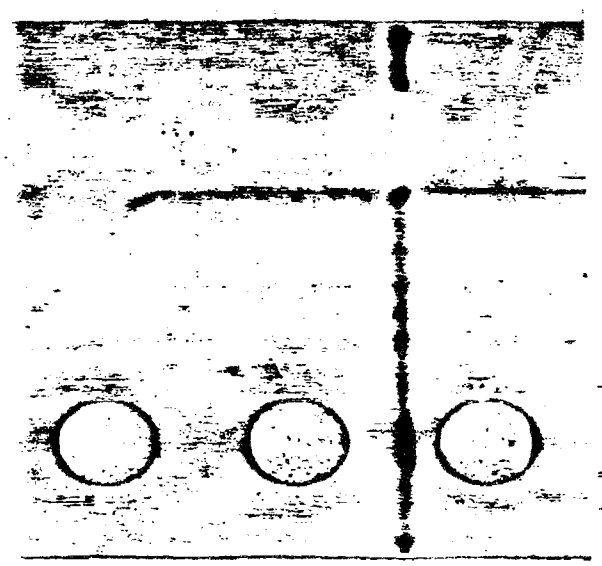
Charles B. Welch
Affiant

Sworn and subscribed before me on this the 8th day of May, 1997.

Notary Public

My Commission Expires: 11-22-97

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Charles B. Welch **7513 Staffordshire** **Nashville, TN 37221**	**SAME**	**141-15-D-6CO**



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

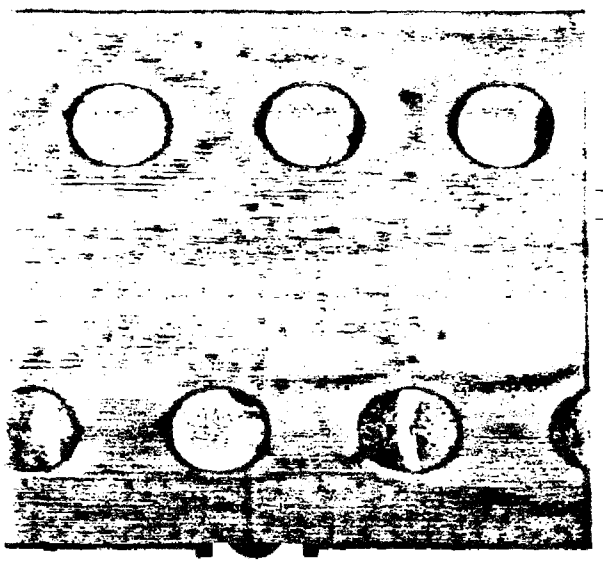
RECEIVED OF _____

FOR _____

BOOK 10449 PG 354

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 151500.00

CON TX 560.55

PRFEE 1.00

WDEED 8.00

TOTAL 569.55

CHECK 569.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 9322

0303333

IDENTIF. ↑ REFERENCE

97 MAY -9 PM 12:18

FELIX Z. WILSON II REGISTER

DAVIDSON COUNTY, TN.

No. 1149371