STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THIS INSTRUMENT PREPARED BY:

HOLLINS & ASSOCIATES
401 CHURCH STREET, SUITE 2400
NASHVILLE, TENNESSEE 37238

The actual consideration for this transfer or value of property (whichever is greater) is $105,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Richard A Davis
Affiant

Sworn to and subscribed before me this 11th day of July, 1997.

Mary Kelley
Notary Public

My Commission Expires: 3-27-99

ADDRESS NEW OWNER:
216 19th Avenue North
Nashville, Tennessee 37203

SEND TAX BILL TO:
SAME

Map: 92-12
Parcel: 261

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Johnnie Welch, an unmarried person, hereinafter the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Richard A. Davis, a married person, Fred R. Carpenter, a married person, and David Roberts, a married person, hereinafter the GRANTEE(S), their successors, heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

SEE ATTACHED EXHIBIT A, WHICH IS INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as: 216 19th Avenue North, Nashville, Davidson County, Tennessee 37203.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises.

1. 1997 Taxes, a lien not yet due and payable.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, his/her heirs, successors, representatives and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR 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 otherwise herein set out; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs, successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 11th day of July, 1997.

GRANTOR:

Johnnie M. Welch
Johnnie Welch

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Johnnie Welch, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of July, 1997.

Mary T. Holley
Notary Public

MARY T. HOLLEY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

My Commission Expires: 3-27-99

EXHIBIT A

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot Nos. 180 and 181 in the Boyd Home Tract, a plan of which is of record in Book 21, page 39, Register's Office for said County.

Said parts of Lot Nos. 180 and 181 front together 50 feet on the easterly side of 19th Avenue, North and run back between parallel lines, with the southerly margin of State Street 100 feet to the westerly line of Lot No. 182.

Being the same property conveyed to Johnnie Welch, a married person, by deed from Charlene H. Smith, also known as Charlene Haynes, unmarried, of record in Book 6982, page 850, Register's Office of Davidson County, Tennessee.

0325497

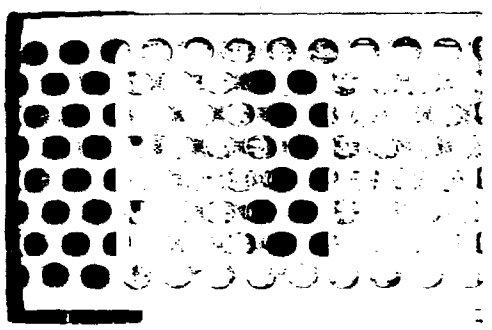
IDENTIF. & REFERENCE

97 JUL 11 PM 3:46

REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3546 07/11 0101 03CHECK 401.50



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

RECEIVED OF _____

FOR _____

BOOK 10526 PG 816

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

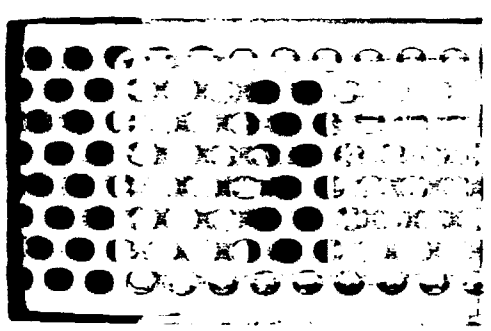
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

7

CAMT
105000.00
CON TX 388.50
PRFEE 1.00
WDEED 12.00
TOTAL 401.50
CHECK 401.50

07/11/97 01 15:47:0061 3546

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03254497
IDENTIF. & REFERENCE

97 JUL 11 PM 3:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1173291