WARRANTY DEED

BOOK 10533 PG 574

THIS INSTRUMENT PREPARED BY: TUKE YOPP & SWEENEY
SUITE 1100, NATIONSBANK PLAZA, 414 UNION STREET
NASHVILLE, TN 37219.

GRANTOR:

GRANTEE:

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
3017 Richmond Hill Dr. Nashville, TN 37207	3017 Richmond Hill Dr. Nashville, TN 37207	60-6-9

****

FOR AND IN CONSIDERATION of Ninety-Five Thousand and 00/100 Dollars ($95,000.00) and other good and valuable consideration, receipt and sufficiency of which are here acknowledged, David G. Patterson, Jr., hereinafter called the GRANTOR, does hereby bargain, convey, sell and convey to Johnnie M. Welch, hereinafter called the GRANTEE, her heirs, successors and assigns, that certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as 3017 Richmond Hills Drive.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, her heirs, successors and assigns forever.

And Grantor does covenant with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple,

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transaction is $ 95,000.00.

Affiant: _____

Sworn to and subscribed before me, this 16th day of July, 19 97.

Elizabeth G Bloom
Notary Public

My Commission Expires: 3-25-2000

ELIZABETH G. BLOOM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

179667.1 7/17/97

Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, her heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, her heirs, successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 16th day of July, 1997.

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, Elizabeth G. Bloom, a Notary Public of said County and State, David G. Patterson, Jr., 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 16th day of July, 1997.

Notary Public

My Commission Expires: 3-25-2000

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 117, on the Plan of Hillburst Acres, Section 1, as shown on plat of record in deed Plat Book 2331, Page 50 and 51, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to David G. Patterson, Jr. by Deed of Record in Book 10508 page 660, Register's Office for Davidson County, Tennessee.

0327613

IDENTIF. & REFERENCE

PICK-UP

97 JUL 17 PM 3:45

[illegible] REGISTER
DAVIDSON COUNTY, TN

EXHIBIT B

Encumbrances

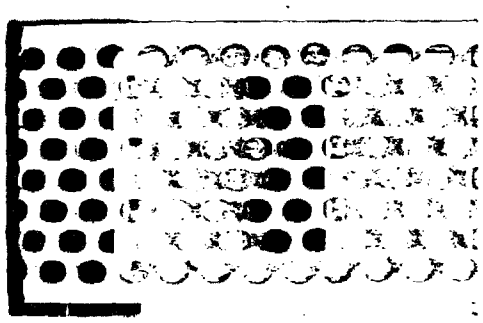
1. Easements, or claims of easements, not shown by the public records.

2. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would show.

3. Restrictions as contained in Book 2444, page 32, and Book 2446, page 47.

4. All matters shown on Plat recorded in Book 2331, pages 50 and 51.

3962 07/27 DCD 1 DEN



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

RECEIVED OF _____

FOR _____

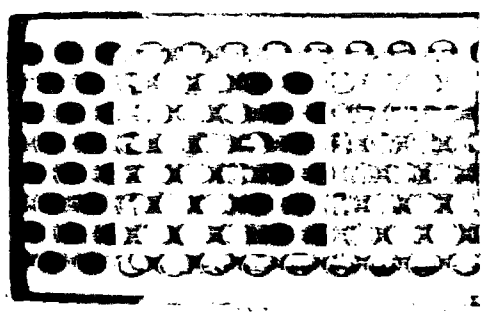
BOOK 10533 PG 578

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MD - 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

AMT 95000.00
CON TX 351.50
PRFEE 1.00
RDEED 16.00
TOTAL 368.50
CHECK 368.50
07/17/97 01 15:44 0001 5962

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03276 13
IDENTIF. ↑ REFERENCE

97 JUL 17 PM 3:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1175671