FORM NO. WD-1

BOOK 10559 PG 355

STATE OF TENNESSEE
COUNTY OF CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 1997.

Notary Public

MY COMMISSION EXPIRES: 4-21-99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Tom B. Harris, Jr., Atty, P. O. Box 37, Ashland City, TN 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Welch and wife, Judith L. Welch (NAME)	Same as new owners (NAME)	Map 32-9
4640 Indian Summer Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 127
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, DWIGHT J. PENNINGTON AND WIFE, EVELYN JEANNE PENNINGTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT J. WELCH AND WIFE, JUDITH L. WELCH

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:

Land in Davidson County, Tennessee, being Lot No. 188 on the Plan of Quail Ridge, Section Four, of record in Book 7900, Page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dwight Pennington by warranty deed from The Developers, A Joint Venture, of record at Book 10399, Page 670, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to (a) restrictive covenants which appear of record in Book 8163, Page 781, Register's Office for Davidson County, Tennessee; and (b) all matters shown on plan of record in Book 7900, Page 161, including all matters shown in an owner's certificate [this plan shows a 55 foot minimum building setback line form Indian Summer Drive (pursuant to note on the plan, minimum building setback lines shall be determined by Metro Zoning Regulations), a utility and drainage easement along the rear portion of said lot; a 2.5 x 30 feet anchor easement located on the southerly most corner of said lot]; and (c) taxes for the year 1997.

PLEASE SEE REVERSE FOR CONTINUATION

unimproved ( ) This is improved (X) property, known as 4640 Indian Summer Dr., Nashville, TN 37207
(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 hands this 5th day of August, 1997

Dwight J. Pennington
DWIGHT J. PENNINGTON

Evelyn Jeanne Pennington
EVELYN JEANNE PENNINGTON

STATE OF TENNESSEE }
CHEATHAM County }

BOOK 10559 PG 356

Personally appeared before me, Aubrey J. Harris, a Notary Public in and for said County and State, the within named Dwight J. Pennington and wife, Evelyn Jeanne Pennington

the bargainors, 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 Ashland City, Tennessee, this 5th day of August, 19 97.

Commission Expires 4-21-99

Aubrey J. Harris Notary Public

STATE OF TENNESSEE }
County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

DWIGHT J. PENNINGTON AND WIFE,
EVELYN JEANNE PENNINGTON

TO

ROBERT J. WELCH AND WIFE,
JUDITH L. WELCH

3763 08/06 0101 03CHECK 473.35

97 AUG -6 AM 9:45

REGISTER

IDENTIFICATION REFERENCE

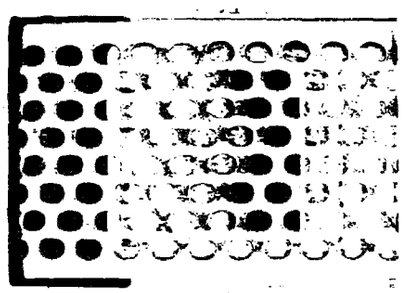
0334710

CONTINUATION

This is improved property, known as 4640 Indian Summer Drive, Nashville, Davidson County, Tennessee 37207.

Dwight Pennington and Dwight J. Pennington are one and the same person.

Evelyn Jeanne Pennington, the wife of Dwight J. Pennington, joins in the execution of this instrument in order to convey any marital interest she may have in the property.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10559 PG 357

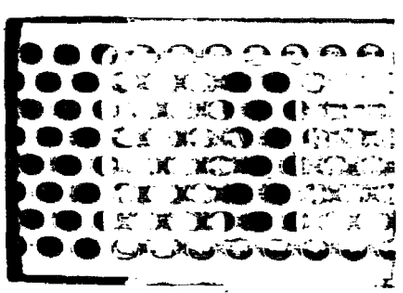
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	125500.00
CON TX	464.35
PRFEE	1.00
WDEED	8.00
TOTAL	473.35
CHECK	473.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/06/97 01 09:48 0001 3763



0334710

IDENTIF. & REFERENCE

97 AUG -6 AM 9:45

REGISTER

DAVIDSON CO. TENN.

No.1183366