47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 216,250.00
+ David E. Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: 11-27-99
(AFFIX SEAL)

BOOK 10583 PG 619

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & ASSOCIATES, INC., 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Welch (NAME)	Franklin American Mortgage (NAME)	53-32.01 CHEATHAM
5707 Higdon Road (ADDRESS)	214 Overlook Court, Suite 150 (ADDRESS)	37-53 DAVIDSON
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

FOR AND 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, Ronald E. Cannon and wife, Sara F. Cannon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Welch and wife, Ruby D. Welch

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson and Cheatham COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee and Land in the 2nd Civil District of Cheatham County, Tennessee.

DESCRIBED according to a survey by Ralph W. C. Lambert, Surveyor, dated April 14, 1973, as follows: BEGINNING at a dogwood in a hollow, the NW corner of a 3.48 acre tract conveyed to Nat Cox, also a corner in the north boundary of said Cox's 102.6-acre tract; thence S 67 deg. E 495 feet to a hickory; thence S 35 deg. E 297 feet, more or less, to an iron pin at a power pole in the northerly margin of Higdon Road; thence with same as follows: N 53 deg. E 105.6 feet to an iron pin and S 74 deg. E 78.5 feet to a point; thence leaving said margin of Higdon Road, N 33 deg. 46' W 965 feet to a point; thence N 80 deg. W 178.2 feet to a point; thence S 87 deg. W 389.4 feet to a point, Nat Cox's corner; thence with Cox's boundary line, S 37 deg. 30' E 517 feet to the point of beginning, containing 8 acres, more or less.

Being the same property conveyed to Ronald E. Cannon and wife, Sara F. Cannon by deed from Robert Ladd, Jr. and wife, Linda Gail Ladd, of record in Book 171, Page 12, Register's Office for said County and Book 6620, Page 744, Register's Office for Davidson County, Tennessee.

97 AUG 27 AM 11:32
FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
031867

unimproved ( )
This is improved (X) property, known as 5707 Higdon Road, Joelton, TN 37080
(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 hand S this 15th day of August 19 97

X Ronald E. Cannon
Ronald E. Cannon

X Sara F. Cannon
Sara F. Cannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10583 PG 620

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald E. Cannon and wife, Sara F. Cannon

the bargainor s, 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 Goodlettsville, Tennessee, this 15th day of August, 19 97

Commission expires 1-27-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the[1] _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

CHEATHAM COUNTY, STATE OF TENNESSEE
I, Dot Dowlen, Register of Deeds, do certify this instrument was received at 8:00 o'clock Am., on 8-18 1997 entered in Note Book 9 Page 230 entered in Book No. 118 Page 350
Amounts paid under receipt No. 40571

STATE TAX: DEED	$ 799.94
STATE TAX: MTGS	$
PROBATE FEE:	$ 1.00
RECORDING FEE:	$ 8.00
TOTAL	$ 808.94

Dot Dowlen REGISTER

1488 08/27 0101 03CHECK 8.00