BOOK 10893 PG 58

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF April 19 98

Notary Public

MY COMMISSION EXPIRES: 5-27-2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell A. Toomey (NAME)	SunTrust Bank, Nashville, N.A. (NAME)	1MAP 145-15A
1197 Otter Creek Road (ADDRESS)	201 4th Avenue North (ADDRESS)	PARCEL 1 CO
Nashville, Tennessee 37220 (CITY) (STATE) (ZIP)	Nashville, Tennessee 37219 (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, Ben J. Welch, Jr. and wife, Kathleen A. Welch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mitchell A. Toomey and wife, Sarah Y. Toomey

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 Unit No. 10A of Stratford Place Residential Condominiums, as described in the Plan of record in Book 6250, page 220 and in the Master Deed establishing Stratford Place Residential Condominiums, a horizontal property regime, of record in Book 6472, page 47, Register's Office for Davidson County, Tennessee, together with all rights, interests, and appurtenance thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, page 47, said Register's Office.

Being the same property conveyed to Ben J. and Kathleen A. Welch, Jr. by deed from STM Stratford Place Partners, a Kentucky Partnership, of reocrd in Book 6885, page 716, said Register's Office.

This conveyance is subject to (a) 1998 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing in the Master Deed of record in Book 6472, page 47, said Register's Office; and (c) restrictive covenants of record in Book 7140, page 592, Book 7234, page 801, Book 7353, page 472, Book 7426, page 234, Book 7756, page 116 and Book 7903, page 652, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1197 Otter Creek Road, Nashville, Tennessee 37220
(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 16th day of April 19 98

Ben J. Welch, Jr.

Kathleen A. Welch

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ben J. Welch, Jr. and wife, Kathleen A. Welch

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 Nashville, Tennessee, this 16th day of April, 1998.

Commission expires 5.27.2001

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 _____ 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 _____

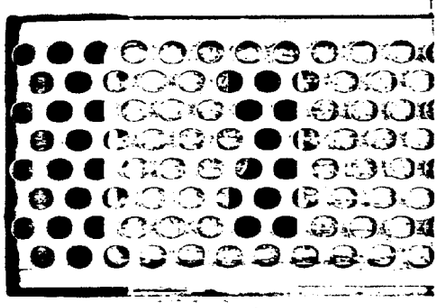
Notary Public

MAIL ENV.

98 APR 21 PM 1:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0427569
IDENTIF. & REFERENCE

5254 04/21 0101 03CHECK 1285.50



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

RECEIVED OF _____

FOR _____

BOOK 10893 PG 60

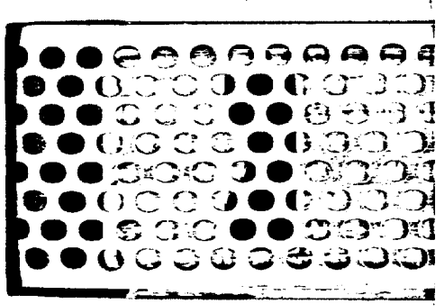
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
345000.00
CON TX 1276.50
PRFEE 1.00
WDEED 8.00
TOTAL 1285.50
CHECK 1285.50

04/21/98 01 13:04 0001 6254

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0427569
IDENTIF. # REFERENCE

APR 21 PM 1:03
F.Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1282387