BOOK 10901 PG 219

0429754

IDENTIF. & REFERENCE

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@worldnet.att.net

98 APR 27 AM 11:46

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (fh) Title No: 39855
Dav. Co. File: ~~Box 8~~

PICK-UP

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Leslie M. Riley 4207 Wyoming Avenue Nashville, TN 37209	SAME

TAX MAP-PARCEL NUMBERS: 103-04-132

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 132,500.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer P. Welch, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Leslie M. Riley, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 4 on the map showing resubdivision of Lots Nos. 110 to 113 inclusive in West End Annex, and a strip of ground between the south line of Wyoming Avenue and said lot, as of record in Book 421, page 79, said Register's Office.

SAID Lot No. 4 fronts 90 feet on the southerly side of Wyoming, formerly 6th Avenue and runs back 193.7 feet on the westerly line and 208.5 feet on the easterly line to an alley measuring 91.4 feet thereon.

BEING the same property conveyed to Kevin S. Welch and wife, Jennifer P. Welch by deed from James Douglas Roberson and wife, Gladys C. Roberson, of record in Book 6830, page 130, said Register's Office. The said Kevin S. Welch and Jennifer P. Welch have since divorced by Final Decree No. 90D-636, Probate Court for Davidson County, Tennessee. By Quitclaim Deed of record in Book 8768, page 217, said Register's Office, the said Kevin S. Welch conveyed his interest in subject property to Jennifer P. Welch.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1998, and subsequent years; and to any and all matters shown on the herein referenced Plan of record in said Register's Office.
This is improved property, known as: 4207 Wyoming Avenue , Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 24th day of April, 1998.

Jennifer P. Welch

State of Tennessee
County of Davidson

On this 24th day of April, 1998, before me the undersigned authority, personally appeared **Jennifer P. Welch**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 182,500.00

Affiant

LEE A. COHEN NOTARY PUBLIC AT LARGE TENNESSEE

Sworn and subscribed before me on the 24th day of April, 1998.

Notary Public

My Commission Expires: Nov. 27, 1999

03643 04/27 0101 03CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10901 PG 221

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	182500.00
			CON TX	675.25
			PRFEE	1.00
			WDEED	8.00
			TOTAL	684.25
			CHECK	684.25
04/27/98	01		11:48 0001	8643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

042975
IDENTIF. REFERENCE

98 APR 27 AM 11:47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1284748