0430562

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 28 PM 1:03

FELIX F. [illegible] REGISTER
DAVIDSON COUNTY, TN.

W & I Ref: (fh) Title No: 39816
Dav. Co. File: Box 8

BOOK 10903 PG 567

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Jennifer P. Welch 1703 Warfield Drive Nashville, TN 37215	Transland Financial Services 2700 Westhall Lane Maitland, FL 32751-7294

TAX MAP-PARCEL NUMBERS: 131-03-182

9518 04/28 0101 03CHECK 841.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 225,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael James Henderson and spouse, Janet Lee Henderson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jennifer P. Welch, 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. 38 on the Map of Neil Hunt Subdivision, as of record in Book 974, page 19, said Register's Office.

SAID Lot No. 38 fronts 75.15 feet on the southerly side of Warfield Avenue and runs back between parallel lines, 225 feet to a dead line.

BEING the same property conveyed to Michael James Henderson and wife, Janet Lee Henderson, by deed from Joseph D. Robertson, Jr., unmarried, of record in Book 7583, page 930, said Register's Office.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1998, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974, Page 974, said Register's Office, which Plan shows a 19 foot minimum building setback line from and; Restrictive covenants of record in Book 1129, page 321 as amended in Book 6104, page 64, said Register's Office.

This is improved property, known as: 1703 Warfield Drive, Nashville, TN 37215

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.

Michael James Henderson **Janet Lee Henderson**

State of Tennessee
County of Davidson

On this 24th day of April, 1998, before me the undersigned authority, personally appeared **Michael James Henderson** and **Janet Lee Henderson**, 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: $ 225000.00

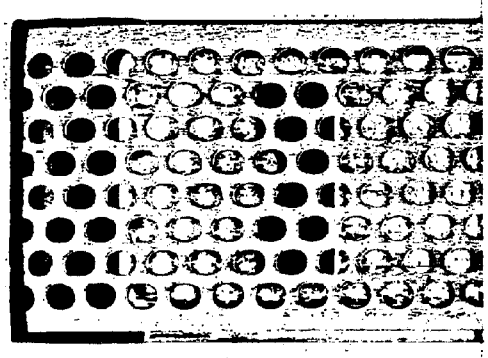
Affiant

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

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

My Commission Expires: _____ Notary Public

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



RECEIVED OF _____

FOR _____

BOOK 10903 PG 569

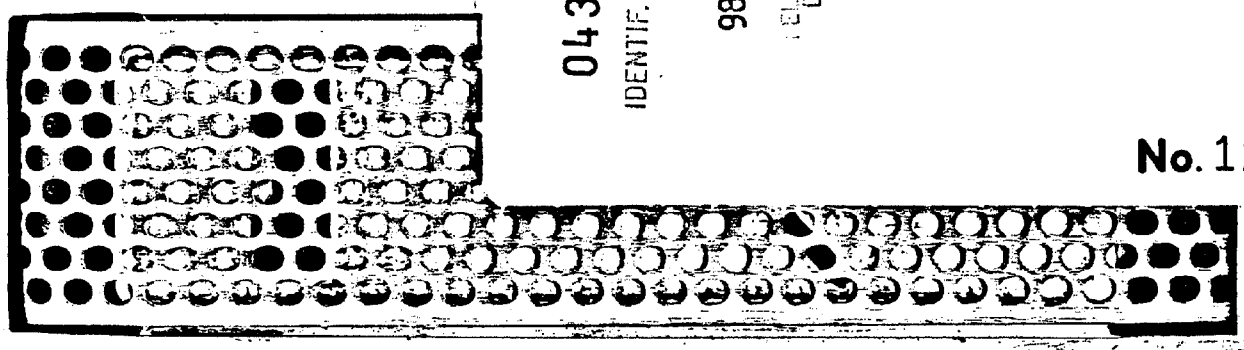
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
225000.00
CON TX 832.50
PRFEE 1.00
WDEED 8.00
TOTAL 841.50
CHECK 841.50

04/28/98 01 13:04 0001 9518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0430562
IDENTIF. & REFERENCE

98 APR 28 PM 1:03

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

No. 1285616