0501996

IDENTIF. # REFERENCE

BOOK 11163 PAGE 250

98 OCT 21 AM 8:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Theresa K. Welch 1599 Springfield Hwy. Goodlettsville, TN 37072	North American Mortgage Company 231 East Ave Albion, NY 14411	Map 7 Parcel53

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, GEORGE C. DeMOSS and wife, ROSIE L. DeMOSS, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto THERESA K. WELCH, hereinafter referred to as the "GRANTEE ", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at a concrete marker in northeast edge of Highway 41 at the corner of Peay; thence with edge of Highway, S 48 deg. E 337 feet 6 inches to a point in the middle of a drain even with a culvert under the Highway, a concrete marker on the bank 5 feet from corner, the corner to Mayse; thence with Mayse up the drain next two call as follows: N 63 deg. E 22 feet, a concrete marker, 3 feet North of the corner; N 35 deg. E 68 feet to a concrete marker at an Elm on the right side of the drain; thence with Mayse N 77 deg. E 106 feet to a concrete post, corner to Mayse and Peay; thence with Peay next three calls as follows: N 1 deg. E 189 feet to a concrete marker; N 86 deg. W 368 feet to a concrete marker; N 31 deg. E 100 feet to the beginning, being in the 10th Civil District of said County.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is that portion of the following described property within the metes and bounds of the property described above having been conveyed to the State of Tennessee, by Consent Judgment and Final Decree of the Circuit Court for Davidson County, Tennessee, bearing Docket No. 83C-2358 and of record in Book 6624, page 983, said Register's Office, more particularly described as follows:

> BEGINNING at the point of intersection of the North boundary of the Benjamin Smith, et ux, property and the East margin of S.R. 11 (U. S. 41); thence with the said east margin on a curve right 253 feet, more or less, to a point; thence, northeastwardly 15 feet, more or less; thence north westwardly 84 feet, more or less, to a point; thence N 35 deg. 0 min. East 37 feet, more or less, to a point; thence with the proposed margin of proposed S.R. 11 (U. S. 41) on a 7,589.44 foot radius curve left 345 feet, more or less, to a point; thence S 45 deg. 14 min. 5 sec. W 44 feet, more or less, to the point of beginning.

BEING the same property conveyed to George C. DeMoss and wife, Rosie L. DeMoss, by deed from Thomas F. Overstreet and wife, Stacey A. Overstreet, of record in Book 1005, page 982, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1599 Springfield Highway, Goodlettsville, TN 37072.

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, her heirs and assigns, forever.

And WE, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1998, which are a lien but not yet due and payable, and which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to an easement for cemetery of record in Book 4423, page 5, said Register's Office.

3. Subject to easement for drainage conveyed to the State of Tennessee of record in Book 6624, page 983, said Register's Office.

And WE, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 16th day of October, 1998.

"GRANTORS"

George C. DeMoss
GEORGE C. DeMOSS

Rosie L. DeMoss
ROSIE L. DeMOSS

"GRANTEE"

Theresa K. Welch
THERESA K. WELCH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GEORGE C. DeMOSS and wife, ROSIE L. DeMOSS, and THERESA K. WELCH, 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, at office, this the 16th day of October, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $89,500.00.

Theresa K. Welch
Affiant

Sworn to and subscribed before me, this the 16th day of October, 1998.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

5805 10/21 0101 03CHECK 346-15

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11163 PAGE 253

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	~~87500.00~~
			CON TX	331.15
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	346.15
			CHECK	346.15
		10/21/98	01	08:52 0001 5805

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0501996
IDENTIF. # REFERENCE

98 OCT 21 AM 8:49

BILL [illegible] REGISTER
DAVIDSON COUNTY, TN

No. 1360810