BOOK 11423 PG. 885

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 101,500.00

Darren W. Welch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES 3/24/01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren W. Welch (NAME)	Tennessee Mortgage Corporation (NAME)	MAP #151-10-A-0
100 Ellsworth Place (ADDRESS)	139 Charter Place (ADDRESS)	PARCEL #116CO
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Lavergne, TN 37086 (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, Timothy E. King and wife, Melody C. King

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darren W. Welch and Amy B. Fletcher, both unmarried as joint tenants with the right of survivorship

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:

BEING Lot No. 116, on the plan of Chatham Pointe, of record in Plat Book 6900, Page 444 through 447, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Timothy E. King and wife, Melody C. King by deed from Judy Gail Calvin Bakken and husband, Joseph Ray Bakken, of record in Book 9410, Page 930, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 7599, Page 812; Book 7358, Page 656; Book 7538, Page 792; Book 8667, Page 381; Book 7683, Page 718; and Book 7597, Page 977, Register's Office for said County.

This conveyance is subject to all terms and provisions of the By-Laws of record in Book 8679, Page 446, said Register's Office.

Power of Attorney of record in Book 11423, Page 887, said Register's Office.

unimproved ( )
This is improved (X) property, known as 100 Ellsworth Place, Antioch, TN 37013
(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 31st day of March 19 99

Timothy E King
Timothy E. King

Melody C King by Timothy E King her attorney in fact
Melody C. King

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____ _____
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

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 Timothy E. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1999.

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC LARGE DAVIDSON COUNTY

NOTARY PUBLIC

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, Timothy E. King, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Melody C. King as her Attorney in Fact as the free act and deed of the within named Melody C. King.

Witness my hand and official seal at Nashville, Tennessee the 31st day of March, 1999.

My Commission Expires: 3/24/01

PATRICIA NICHOLLS NOTARY PUBLIC LARGE DAVIDSON COUNTY

NOTARY PUBLIC

99 APR -8 PM 1:29

DAVIDSON COUNTY, TN.

05711805

9796 04/08 0101 03CHECK 386.55

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK **11423** PG. **890**

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0571805

IDENTIFICATION REFERENCE

99 APR -8 PM 1:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	101500.00
CON TX	375.55
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	386.55
CHECK	386.55

04/08/99 01 13:31 0001 9796

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1448805