6048B

This instrument prepared by:

Kay B. Housch, ESQ.
214 Second Avenue North, Suite 2
Nashville, TN 37075

TIT NO: 991131

WARRANTY DEED

BOOK 11430 PG. 890

Address New Owner(s) as follows	Send Tax Bills To	Map Parcel Numbers
(NAME) Vicki C. Welk	(NAME) North American Mortgage Company	Map 103 - 4
(STREET ADDRESS) 4020 Nebraska Ave.	(STREET ADDRESS) 4301 Hillsboro Rd., Suite 328	Parcel 381
(City) (State) (Zip) Nashville, TN 37209	(City) (State) (Zip) Nashville, TN 37215	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no 100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Robert R. Biaggi and Wife Holly K. Hitchcock *have this day bargained and sold, and do hereby transfer and convey unto the said* Vicki C. Welck, a Single Person *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County, Tennessee, as follows*

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 70 on the Plan of West End Annex, as of record in Book 332, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 70 fronts 50 feet on the northerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines 158.3 feet to an alley.

Being the same property conveyed to Robert R. Biaggi and spouse, Holly K. Hitchcock, by deed from Judith C. Isenhour, of record in Book 9087, page 855, Register's Office for Davidson County, Tennessee.

2166 04/14 0101 03CHECK 562.30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this the 8th *day of* April *19* 99

My commission expires 9/29/2001
(Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $ 149,000.00

Vicki C Welck
Affiant Vicki C. Welck

Kay B. Housch
Notary Public Kay B. Housch

This is unimproved ( ) property, known as improved (X) 4020 Nebraska Ave *(House Number)* *(Street)* Nashville, TN *(P.O. Address)* *(City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 this 8th *day of* April, *19* 99, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert R. Biaggi

Holly K. Hitchcock

Holly K. Hitchcock

05738897
RECEIVED FOR REFERENCE
99 APR 14 AM 9:21
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 11430 PG. 891

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert R. Biaggi and Holly K. Hitchcock *the within named bargainors, 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, Tn. *this* 8th *day of* April, *19* 99

Notary Public Kay B. Housch

My Commission Expires 9/29/2001

ENCUMBRANCES:

1. 1999 Taxes and subsequent years, are a lien, but not yet due and payable. 1998 Davidson County Taxes are paid in the amount of $ 986.86 (Map 103-4, Parcel 381)

2. Subject to all matters shown on the plan of record in Plat Book 332, page 61, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11430 PG. 892

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

0573897

IDENTIFICATION REFERENCE

99 APR 14 AM 9:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT 149000.00
CON TX 551.30
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 562.30
CHECK 562.30

04/14/99 01 09:24 0001 2166

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1451142