This instrument prepared by :
Frontier Title & Escrow, Inc.
109 East Avenue
Goodlettsville, TN 37072

Send Tax Bills to :
Mozdll M. Smith & Edward J. Cummings
635 Blackstone Ave.
Madison, TN 37115
(address)

Map: 52
Group: 02
Parcel: 158.00

BOOK 11606 PAGE 45

PICK-UP

99 AUG -4 PM 2:2

06204 18
INDEXING & REFERENCE

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00), cash in hand, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Steven Welch, have bargained and sold and by these presents do hereby transfer and convey unto, Mozell M. Smith and Edward J. Cummings, their heirs and assigns a certain tract or parcel of land located in Davidson County, Tennessee, bounded and described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:to-wit:

Being the Easterly 60 feet of Lot No. 9 and the Westerly 15 feet of Lot No. 10, Block "B" on the Revised Map of Rainbow Terrace Subdivision, of record in Book 1130, Page 85, Register's Office Davidson County, Tennessee.

Said parts of said lots adjoin and front together 75 feet on the Northerly side of Blackstone Avenue and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Steven Welch, a single man, by deed from James E. Evans, a widower, by Karen Zink, Attorney in Fact, dated May 02, 1997, recorded May 5, 1997 of record in Book 10442, Page 491, Register's Office for Davidson County, Tennessee. THIS CONVEYANCE is made subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of conveyance.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurutenances, estate, title and interest thereto belonging to the said Mozell M. Smith and Edward J. Cummings, their heirs and assigns, in fee simple forever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

08/04 0101 03CHECK 307.00

AND I DO COVENANT with the said that I am lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and forever defend the title to said land to the said Mozell M. Smith and Edward J. Cummings, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS MY HAND this 27 day of July, 1999.

Steven Welch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael Perry Davis, a Notary Public within and for the State and County aforesaid, the within named Steven Welch, the bargainor with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand in Goodlettsville, Tennessee this 27th day of July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

November 30, 2002

I, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is ***$80,000.00***, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 27th day of July, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES : **November 30, 2002**

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11606 PAGE 47

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

0620418

IDENTIF. & REFERENCE

99 AUG -4 PM 2:21

REGISTER
DAVIDSON COUNTY, TN.

CAMT	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	307.00
CHECK	307.00

08/04/99 01 14:27 0001 1925

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500134