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This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Charles M. Welfel
4984 Old Hickory Blvd.
Nashville, TN 37218

SEND TAX BILLS TO:
Same

PICK-UP
99 OCT 13 AM 11:18
[illegible] REGISTER
DAVIDSON COUNTY, TN.

[illegible] REFERENCE

101969

WARRANTY DEED

(Map Number 67-00-0; Parcel Number 106.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **JOHN A. DABBS** and wife, **SHIRLEY DABBS**, have bargained and sold and do hereby transfer and convey unto **CHARLES M. WELFEL**, a married person, his heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being Tract No. 11 of the Edie I. Bateman Farmer heir's lands, in the 13th Civil District, Davidson County, Tennessee, described according to an unrecorded survey by James & Moore Company, Inc., Dickson, Tennessee, March 31, 1975 as follows:
>
> BEGINNING at an iron pin on the southern margin of Old Hickory Boulevard, said iron pin being in the common corner of Tract 10 and Tract 11; thence South 36° 00' East 1163.76 feet to an iron pin located in the northwesterly boundary of the J. W. Stewart and R. W. Parker lands; thence North 42° 51' East 173.00 feet to an iron pin; thence North 36° 00' West 1130.31 feet along the common boundary between Tract No. 11 and Tract No. 12 to an iron pin in the southerly margin of Old Hickory Boulevard; thence South 53° 59' West 170 feet along the southerly margin of Old Hickory Boulevard, to the point of beginning, said tract containing 4.47 acres, more or less.
>
> BEING the same property conveyed to John A. Dabbs and wife, Shirley A. Dabbs, by deed from Carol Sue Sharpe Martin of record in Book 8786, page 218, Register's Office for Davidson County, Tennessee.
>
> The legal description contained herein is the same as that contained in the previous instrument of record.
>
> INCLUDED in this conveyance is one (1) 1985 Clayton mobile home, Model 38D, Body HS, VIN #14X683FBR38132, located on and permanently attached to the property as real property and is transferred as part of this conveyance.
>
> THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters of record in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: 4984 Old Hickory Blvd, Nashville, TN 37218

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that Grantors 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 as noted herein.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 6th day of October, 1999.

JOHN A. DABBS

SHIRLEY DABBS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John A. Dabbs and wife, Shirley Dabbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 6th day of October, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$75,000.00**, 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 6th day of October, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0646101

REFERENCE

99 OCT 13 AM 11:16

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1527176