Instr:200004050034033 Page: 1 OF 2
REC'D FOR REC 04/05/2000 7:56:57AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $503.20

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2000.

_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES: 1-26-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex Welti, Unmarried 2112 Ransom Place Nashville, TN 37217	InstaMortgage.com 3000 Leadenhall Road Mt. Laurel, NJ 08054	Map 135-14-B Parcel 54

For and in 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,

James T. McCraw and wife, Shelley L. McCraw

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Alex Welti, Unmarried

Hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE PLAN OF RANSOM PLACE, SECTION TWO, PHASE TWO OF RECORD IN PLAT BOOK 7900, PAGE 526, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JAMES T. MCCRAW AND WIFE, SHELLEY L. MCCRAW BY DEED FROM DOUGLAS E. COOPER AND WIFE, LOUIS F. COOPER DATED SEPTEMBER 9, 1997, AND RECORDED IN BOOK 10603, PAGE 856, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2000 Taxes and subsequent years.
2) Property is subject to Ransom Place Planned Unit Development of record in Book 7900, Page 526, Register's Office for Davidson County, Tennessee and the By-Laws appended thereto, including liens for assessments as provided therein, easement and restrictions as contained therein, of record in Book 7857, Page 164, said Register's Office.
3) Property is subject to Declaration of Covenants, Conditions and Restrictions for the Residential Portion of Ransom Place, Phase I of record in Book 7867, Page 81, as amended in Book 7885, Page 868, Book 7947, Page 436, Book 8070, Page 555, Book 8424, Page 414, Book 8505, Page 235, Book 8550, Page 764, Book 8707, Page 86, and in Book 8846, Page 184, said Register's Office.
4) Property is subject to Covenant Restrictions of record in Book 9402, Page 360, Book 8926, Page 420, Book 9464, Page 547, and Book 9653, Page 148, Register's Office for Davidson County, Tennessee.
5) Property is subject to sewer and storm drain easements of record in Book 8744, Page 648, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2112 Ransom Place, Nashville, TN 37217
(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 my hand this the 31st day of March, 2000.

_____
James T. McCraw

_____
Shelley L. McCraw

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, James T. McCraw and wife, Shelley L. McCraw, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, on this the 31st day of March, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076