PICK-UP

Instr:200006220062192 Page: 1 OF 2
REC'D FOR REC 06/22/2000 11:14:34AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $251.60

PREPARED BY: FRANK S. KING, JR.
King & Ballow
315 Union Street
1100 Union Street Plaza
Nashville, TN 37201
(615) 259-3456

WARRANTY DEED

Address New Owner As Follows:

HUGH G. BLAND, JR.
and
GORDON O. HICKS

Send Tax Bills To:

Same

Mortgagee:

Map & Parcel No.:
61-11-77

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **SHIRLEY J. WELCH** and husband, **BASIL WELCH**, have this day bargained and sold, and does hereby transfer and convey unto **HUGH G. BLAND, JR.** and **GORDON O. HICKS**, with right of survivorship, the Grantees herein, their respective successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, State of Tennessee, described as follows, to-wit:
>
> BEING the westerly 73.5 feet of Lot No. 21 on the Map of I.C. McMahan's Subdivision of the Maplewood Lands, of record in Book 547, Page 78, Register's Office for said county.
>
> Said part of said lot fronts 73.5 feet on the northerly side of McMahan Street or Avenue and runs back between parallel lines, 296 feet to a dead line.
>
> Being the same property conveyed to Shirley J. Welch by Deed from Wanda E. Sloan of record in Book 8455, Page 887, Register's Office for Davidson County, Tennessee.

This is improved property known as 1013 McMahan Avenue, Nashville, Tennessee 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, and the survivor's 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 as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, and the survivor's 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 my hand this 21 day of June, 2000.

Shirley J. Welch
SHIRLEY J. WELCH

Basil C. Welch, Jr.
BASIL WELCH

Grantors

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, SANDRA L. DANIEL, a Notary Public in and for the State and County aforesaid, personally appeared the within named **SHIRLEY J. WELCH** and husband, **BASIL WELCH**, 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, Davidson County, Tennessee, this 21 day of June, 2000.

My Commission Expires:

My Commission Expires NOV. 30, 2002

Sandra L. Daniel
NOTARY PUBLIC

SANDRA L. DANIEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 68,000.

Hugh S. Bland Jr.
AFFIANT

Subscribed and sworn to before me this 21 day of June, 2000.

My Commission Expires:

My Commission Expires NOV. 30, 2002

Sandra L. Daniel
NOTARY PUBLIC

SANDRA L. DANIEL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
