Instr:200007140069760 Page: 1 OF 2
REC'D FOR REC 07/14/2000 12:15:09PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2201.50

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road, #110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc.

FTEC No. 17385

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $595,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2000.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
JOSEPH F. WELBRON, III	SOUTHEASTERN MORTGAGE OF TN	MAP 116-13-0
101 South Bellevue Drive	115 29th Avenue South	PARCEL 87.00
Nashville, Tennessee 37205	Nashville, Tennessee 37212	FB# BM07105

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, PHILIP A. G. KARPOS AND WIFE, LISA ROES KARPOS, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JOSEPH F. WELBORN, III AND WIFE, SHANNON L. WELBORN, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 South Bellevue Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of July, 2000.

PHILIP A. G. KARPOS

LISA ROES KARPOS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHILIP A. G. KARPOS AND LISA ROES KARPOS, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of July, 2000.

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires SEPT. 23, 2000

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 5,6 and Part 7 of Bransford Realty Company Subdivision, as of record in Plat Book 4595, page 35, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Philip A. G. Karpos and wife, Lisa Roes Karpos by deed from James C. Bradford Jr., Successor Trustee under Trust Agreement dated December 10, 1957 of record in Book 9894, page 770, said Register's Office.

This conveyance is made subject to: (1) 2000 Taxes, which have been prorated and assumed by the Grantees; (2) Easements of record in Book 5787, page 23 and Book 6053, page 893; and (3) All matters appearing on the Plan of record in Plat Book 4595, page 35, said Register's Office.