Instr:200008090079053 Page: 1 OF 3
REC'D FOR REC 08/09/2000 1:28:23PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $254.93

WARRANTY DEED

H-UTC-00-0546

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,900.00

Betty J. Welch
Affiant

Subscribed and sworn to before me, this 19th DAY OF July, 2000.

Mary Frances Rudy
Notary Public

MY COMMISSION EXPIRES: 2-28-2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
2000 GLEN ECHO ROAD, SUITE 209
NASHVILLE, TENNESSEE 37215

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Betty J. Welch	Southeastern Mortgage Co.	
928 Riverside Drive (ADDRESS)	(NAME) 115 29th Avenue South (ADDRESS)	083-07-0-096.00
Nashville, Tennessee (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM NEAL HARGROVE AND WIFE TRACEY L. HARGROVE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BETTY J. WELCH UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lots Nos 54, 55, and 56 on the Map of Robert E. Powers Land, of record in Book 421, PAge 56, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey thereof by George W. Watkins, Surveyor, made August 23, 1949, as follows:

Beginning at a point in the westerly margin of Riversdale Drive 21 feet North of the corner Lots 54 and 55; thence westerly , crossing the line between said lots at 63.4 feet, a total distance of 199.5 feet to a point in the rear line of Lot 55, which is 6.3 feet north of the corner of Lots 55 and 56, in the East right-of-way line of the L & N Railroad; thence southerly along the line of said right-of-way, 52.8 feet to a point which is 6.5 feet north of the corner of Lots 56 and 57; thence north 67" 30' east, crossing the line between Lots 55 and 56 at 141.6 feet, a total distance of 207 feet to a westerly margin of Riverside Drive; thence with the margin of the same northerly 52 feet to the beginning.

Being the same property conveyed to Betty J. Welch, by deed from William Neal Hargrove and wife, Tracy L. Hargrove, which is recorded simultaneously herewith. **

unimproved ( )
This is improved (X) property, known as 928 Riverside Drive, Nashville, Tennessee
(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/our hand(s) this 19th day of July, 2000.

William Neal Hargrove
William Neal Hargrove

Tracey L. Hargrove
Tracey L. Hargrove
By: William Neal Hargrove
Attorney in Fact

and being the same property conveyed to William Neal Hargrove and wife, Tracy L. Hargrove by deed of record in Book 11541, Page 344, Register's Office for Davidson County, Tennessee.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named William Neal Hargrove ~~and wife Tracey L. Hargrove~~, the bargainor (s), with whom I am personally acquainted or 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 and official seal at Nashville, Tennessee, this 19th day of July, 2000.

My Commission Expires:

NOTARY PUBLIC AT LARGE
Notary Public
DAVIDSON COUNTY, TN

My Commission Expires JAN. 31, 2004

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, _____, a Notary Public within and for said County and State aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 19th day of July, 2000.

My Commission Expires _____

_____
Notary Public

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
RUDY TITLE AND ESCROW, LLC.

☐ 100 Hazel Path, Suite A
Hendersonville, Tennessee 37075

☐ 111 W. College Street
Murfreesboro, Tennessee 37130

☒ 2000 Glen Echo Road, Suite 209
Nashville, Tennessee 37215

☐ 4733 Andrew Jackson Parkway, Suite 1-C
Hermitage, Tennessee 37076

☐ 224 Old Hickory Boulevard, Suite B
Nashville, Tennessee 37221

☐ 1770 Kirby Parkway, Suite 207
Forum Building III
Memphis, Tennessee 38138

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of July, 2000, before me personally appeared William Neal Hargrove to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Tracey L. Hargrove, and who acknowledged that he executed the same as the free act and deed of the said Tracey L. Hargrove by virtue of that Power of Attorney, duly executed by the said Tracey L. Hargrove on July 19, 2000 and being recorded simultaneously herewith.

Witness my hand and official seal at Nashville, Tennessee this 19th day of July, 2000.

NOTARY PUBLIC

My Commission Expires: 1-31-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 31, 2004