26B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
		26B
Martha Virginia Welfel	New Owner	
4984 Old Hickory Blvd		MAP:067-00-0
Nashville, TN 37218	Same	PARCEL: 106.00

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-09-10314]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Charles M. Welfel, married, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Martha Virginia Welfel unmarried, (The "Grantee"), her heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

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 south margin of Old Hickory Boulevard, said iron pin being in the common corner of Tract 10 and Tract 11; thence South 36deg. 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 42deg. 51' East 173.00 feet to an iron pin; thence North 36deg. 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 53deg. 59' West 170 feet along the southerly margin of Old Hickory Boulevard, to a point of beginning, said tract containing 4.47 acres, more or less.

Being the same property conveyed to Charles M. Welfel, married by Warranty Deed from John A. Dabbs and wife, Shirley Dabbs, of record in Book 11701, page 857, Register's Office for Davidson County, Tennessee.

The above described real estate is improved and is not or ever was marital property nor is it subject to any homestead exemption of the spouse of the Grantor.

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 Legal description is the same as used in the last deed.

Davidson County DEEDWARR
Recvd: 10/03/00 08:43 2pgs
Fees:11.00 Taxes:277.50
20001003-0097550

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**

This is improved property known as **4984 Old Hickory Boulevard, Nashville Tennessee 37218.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $75,000.00
[
[

Marilka Welfel
Affiant

[Subscribed and sworn to before me this
[27th day of September, 2000.
[
[
[My Commission Expires: 1-25-2003

Notary Public

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of September, 2000.

Charles M. Welfel

Charles M. Welfel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **27th** day of **September,** 2000, before me personally appeared Charles M. Welfel to me known to be the person who executed the foregoing instrument and acknowledged that **he** executed the same as **his** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of September, 2000.

NOTARY PUBLIC

My Commission Expires: 1-25-2003

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.