PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 10/18/00 13:53 2pgs
Fees:11.00 Taxes:1036.00

20001018-0103369

W & I Ref: (sk) Title No: 41983
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Bonita J. Barber 4438 Heath Road Nashville, TN 37221	Firstar Home Mortgage 814 Church Street Nashville, TN 37203

TAX MAP-PARCEL NUMBERS: 126-00-0-102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 280,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jonathan T. Welch, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Bonita J. Barber,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of John Welch Property of record in Plat Book 8250, page 628, Register's Office for said County.

SAID Lot No. 1 fronts 250.00 feet on the northerly margin of U. S. Highway 70 and extends back 249.91 feet on the westerly line and 462.19 feet on the easterly line to a broken line in the rear to the southerly margin of Health Road (Private) measuring 301.16 feet thereon.

BEING the same property conveyed to Jonathan T. Welch, an unmarried person by deed from Charles Rainbolt and wife, Vicki D. Rainbolt of record in Book 9715, page 533, Register's Office for Davidson County, Tennessee.

Heidi C. Welch, spouse of Jonathan T. Welch, joins in this conveyance soley to convey any and all interest she may have in the above described property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2001, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 8250, Page 628, said Register's Office, which Plan shows a landscape easement and reserved future right of way along the southerly front line of said lot; Sewage Soil Absorption areas labeled 1 & 2; a building site area and a 20 foot public utility easement lying within Heath Road (private) which lies to the rear of said lot 1 and subject to a reciprocal easement for operation and maintenance of a septic tank overflow or system of record in Book 6952, page 60, said Register's Office; Restrictive covenants of record in Book 5328, page 933, Book 5393, page 896, Book 5393, page 898, said Register's Office.

This is improved property, known as: 4438 Heath Road, Nashville, TN 37221

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

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14 day of October, 2000.

Jonathan T. Welch

Heidi C. Welch

State of Tennessee
County of Rutherford

On this 14 day of October, 2000, before me the undersigned authority, personally appeared **Jonathan T. Welch and Heidi C. Welch**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 1/27/2001

Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 280,000.00

Affiant

Sworn and subscribed before me on the 16th day of October, 2000.

My Commission Expires:

Notary Public

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2003