PICK-UP

Davidson County DEEDWARR
Recvd: 04/16/01 13:08 2pgs
Fees:11.00 Taxes:403.30

20010416-0036760

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 39763 FILE BOX "7"

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER
IS $ 109,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
THIS 12th DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: 8-18-2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
TERRY A. WELTY and wife, **VICKIE L. WELTY** **541 Hickory Trail Drive** **Nashville, TN 37209**	**S A M E**	**101-154** **8D-54504**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED **I, CAROL MENUEZ BARACH, A MARRIED PERSON**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TERRY A. WELTY and wife, VICKIE L. WELTY**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 23 on the Plat of Hickory Trail Farms, Section II, of record in Plat Book 4460, page 194, Register's Office for Davidson County, Tennessee.

Said Lot 23 fronts 160 feet on the southerly margin of Hickory Trail Drive and extends back 621.98 feet on the easterly line and 587.33 feet on the westerly line, to a line on the rear on which it measures 160.52 feet,

Being the same property conveyed to Carol Menuez Barach by Quitclaim Deed from John Paul Barach of record in Book 9609, page 884, Register's'Office for Davidson County, Tennessee and being the same property conveyed to John Paul Barach and wife, Carol Menuez Barach by deed from Thomas J. Ingle and wife, Betty S. Ingle of record in Book 5012, page 907, said Register's Office. The said John Paul Barach, husband of Carol Menuez, joins in this conveyance for the purpose of conveying whatever right, title and interest he might have in said property by reason of the marital estate or otherwise.

Unimproved ( )
This is improved (X) property, known as **541 Hickory Trail Drive, Nashville, Tennessee 37209**
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 OUR HANDS THIS 12TH DAY OF APRIL, 2001.

X Carol Menuez Barach
CAROL MENUEZ BARACH

X John Paul Barach
JOHN PAUL BARACH

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named CAROL MENUEZ BARACH and husband, JOHN PAUL BARACH, the bargainors, 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, Tennessee, this the 12th day of April, 2001.

NOTARY PUBLIC

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 5/26/02

My Commission Expires MAY 26, 2002