PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42608
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 06/27/01 12:27 2pgs
Fees:11.00 Taxes:998.63
20010627-0068094

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Samuel J. Welborn Courtney M. Welborn 1610 S. Observatory Drive Nashville, TN 37215	SAME

TAX MAP-PARCEL NUMBERS: 117-15-103

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 269,900.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John C. Beiter and spouse, Diane K. Bartley,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Samuel J. Welborn and spouse, Courtney M. Welborn,** 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. 36 on the Plan of Section 1, Green Hills Subdivision of record in Book 547, Page 128, Register's Office for said County.

Said Lot No. 36 fronts 75 feet on the northerly margin of Observatory Drive and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to John C. Beiter and spouse, Diane K. Bartley by deed from Phillip D. Bertram and spouse, Katherine A. Bertram of record in Book 8341, Page 53, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Above described conveyance is subject to; Taxes for the year 2001and subsequent years; All matters shown on the Plan of record in Book 547, Page 128, said Register's Office.

This is improved property, known as: 1610 S. Observatory Drive, Nashville, TN 37215

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 18th day of June, 2001.

John C. Beiter

Diane K. Bartley

State of Tennessee
County of Davidson

On this 18th day of June, 2001, before me the undersigned authority, personally appeared **John C. Beiter** and **Diane K. Bartley**, 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:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 269,900.00

Affiant

Sworn and subscribed before me on the 18th day of June, 2001.

My Commission Expires: 1/26/05

Notary Public

CAROL T. BAKER NOTARY PUBLIC AT LARGE OF TENNESSEE