Box 1

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Angela M Lake
Affiant

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 10th day of July, 2001.

Shari A Thompson
Notary Public
My commission expires: ~~11/30/04~~ 1-29-05

Address of New Owner:	Send Tax Bills to:	Tax Information
J. Anthony Owen 100 Ellsworth Place Antioch TN 37013	Right Mortgage Co. 108 B West Hills Drive Lebanon, TN 37087	151-01-A 116.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Darren W. Welch and wife, Amy B. Fletcher Welch, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to J. Anthony Owen, unmarried and Matilde Villatoro, unmarried, joint tenants with the right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

> Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Chatham Pointe, of record in Book 6900, Pages 444 through 447, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Darren W. Welch and Amy B. Fletcher, both unmarried, as joint tenants with the right of survivorship, by warranty deed from Timothy E. King and wife, Melody C. King, dated March 31, 1999, recorded in Book 11423, Page 888, Register's Office for said County. Darren W. Welch and Amy B. Fletcher having since married.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 100 Ellsworth Place, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 10th day of July, 2001.

Darren W. Welch

Amy B. Fletcher Welch

Davidson County DEEDWARR
Recvd: 07/19/01 08:35 2pgs
Fees:13.00 Taxes:416.25
20010719-0076353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Darren W. Welch and Amy B. Fletcher Welch, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Antioch, TN, this 10th day of July, 2001.

Notary Public

My Commission expires 11/30/04

NOTARY PUBLIC AT LARGE
WILLIAMSON CO. TENN.

MY COMMISSION EXPIRES:
NOVEMBER 30, 2004