WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/06/01 15:58 2pgs
Fees:13.00 Taxes:765.90

20010806-0084014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st Day of July, 2001.

Notary Public

MY COMMISSION EXPIRES: 11/4/01
(AFFIX SEAL)

B.T. HODGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires November 4, 2001

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 198 East Main St., #201 Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Welch and Lisa A. Welch	First Horizon Home Loan Corp.	141-12-0-C -081.00
(NAME) 7253 River Bend Road	(NAME) P. O. Box 19664	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Irvine, CA 92623-9664	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Ronald J. Kerin and Dorothy E. Kerin, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **John M. Welch and Lisa A. Welch, husband and wife** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being all of Lot No. 81, RIVER BEND, according to the plat thereof, recorded in Plat Book 6900, Page 504 & 505 as amended in Book 7465, page 833 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Ronald J. Kerin and Dorothy E. Kerin by Warranty Deed of record in Book 10403, page 41, Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 7112, page 481, as amended in Book 7308, page 805 & 808, Book 7336, page 15, Book 7549, page 893; By-Laws of record in Book 7347, page 643 and all matter shown on the plan of record in Plat Book 6900, page 504 & 505, as amended in Book 7465, page 833, Register's Office Davidson County, Tennessee.

This is unimproved ( )
improved(xx) property, known as 7253 River Bend Road Nashville TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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/our hand(s) this 31st Day of July, 2001.

Ronald J. Kerin

Dorothy E. Kerin

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Ronald J. Kerin and Dorothy E. Kerin, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st Day of July, 2001.

NOTARY PUBLIC

B.T. HODGE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

MY COMMISSION EXPIRES: _____

My Commission Expires
November 4, 2001