THIS INSTRUMENT PREPARED BY:

JAMES C. DALE III
Attorney at Law
221 Fourth Avenue North, Fifth Floor
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $190,000.00.

Ralph D Gregory
Affiant

Subscribed and sworn to before me this 9th day of January, 2002.

James C. Dale III
Notary Public

My commission expires: 5/26/02

Davidson County DEEDWARR
Recvd: 01/28/02 10:32 3pgs
Fees:18.00 Taxes:703.00
20020128-0011430

Address New Owner as Follows:
Ralph D. Gregory
411 Maple Avenue
Nashville, Tennessee 37210

Send Tax Bills:
Same

Map/parcel No.:
Map 106-3 25
Parcel 2DA 61420

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ***($10.00)*** and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Fred Welker Company, Inc.,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ralph D. Gregory**, hereinafter referred to as Grantee, his heirs and assigns, a certain tract or parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Being the northerly 10 feet of Lot No. 56 and all of Lot No. 57, on the Plan of W. B. Baird Subdivision of Oakland, of record in Book 332, Page 120, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 57 fronts 121 feet on the easterly side of Maplewood Avenue and runs back on the southerly line 165 feet and on the northerly line along the southerly right-of-way of the NC and St. L. Railway, 175 feet to the westerly margin of Lots Nos. 58 and 59, on said plan, on which it measures 184 feet.

Said part of Lot No. 56 fronts 10 feet on the easterly side of Maplewood Avenue and runs back between parallel lines 165 feet to the westerly margin of Lot No. 60 on said plan.

Being the same property conveyed to Fred Welker Company, Inc., by Warranty Deed of record in Book 6774, Page 507, Register's Office for Davidson County, Tennessee.

This is improved property known as 411 Maple Avenue, Nashville, TN 37210.

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, his heirs and assigns, forever. Grantors do covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of January, 2002.

Fred Welker Company, Inc.

By: _____
Fred Welker
Its: President

"Grantor"

STATE OF TENNESSEE
DAVIDSON COUNTY

Before me, **James C. Dale III,** a Notary Public in and for said County and State, personally appeared **Fred Welker**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Fred Welker Company, Inc., the within named bargainor, a corporation, and that he, as such President, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 9th day of January, 2002.

_____
Notary Public

My Commission Expires: 5/26/05

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

AFFIDAVIT

Fred Welker, first being duly sworn, makes oath that he is the President of Fred Welker Company, Inc., a Tennessee corporation with principal offices at 407 Maple Avenue, Nashville, Tennessee 37207 (the "Company"); that the Company purchased improved real property located at 411 Maple Avenue in 1986 from the Schilthuis Trust and its beneficiaries and as part of the transaction executed a Deed of Trust Note payable over a Sixty (60) month period with equal installments of $785.43 for Fifty-Nine (59) months and a balloon payment of Twenty-Four Thousand Seven Hundred Seventy-Five and 34/100 ($24,775.34) Dollars as the Sixtieth (60th) and final payment; all such payments were made and Company records so indicate. Such Note was secured by a Deed of Trust of record in Book 6774, Page 511, Register's Office for Davidson County, Tennessee.

The payees of the Deed of Trust Note are not available as of the date of execution of this Affidavit, having moved away from Nashville, Davidson County, Tennessee, and no release can be executed and recorded.

Copies of Company records indicating the payment of such Deed of Trust Note in full are attached hereto.

FURTHER AFFIANT SAITH NOT.

Fred Welker

SWORN TO AND SUBSCRIBED before me this 9th day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 5/26/02

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James C. Dale III
Attorney at Law
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Nashville, Tennessee 37219