This Instrument Prepared By:
**Bottorff, Kavin & Cook, PLC**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
**Mildred P. Carter**
**505 Des Moines Dr.**
**Hermitage, Tennessee 37076**

SEND TAX BILL TO:
**Owner**

Davidson County DEEDWARR
Recvd: 06/27/02 08:48 2pgs
Fees:13.00 Taxes:469.90
20020627-0077201

MORTGAGEE:
**None**

MAP **75-3**
GROUP
PARCEL **7.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Basil C. Welch, II and wife, Shirley J. Welch** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Mildred P. Carter**, hereinafter called the "GRANTEE", her heirs 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. 15 of Plan of Tulip Grove Subdivision, Section 1, of record in Book 3700, page 106, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 15 fronts 94.0 feet on the northerly side of Des Moines Drive and extends back 140.26 feet on the westerly line and 152.90 feet on the easterly line to a dead line in the rear measuring 73.14 feet thereon.

Being the same property conveyed to Basil C. Welch, II and wife, Shirley J. Welch by deed from James E. Burroughs and wife, Gail W. Burroughs of record in Book 4431, page 576, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 505 Des Moines Dr., Hermitage, Tennessee 37076.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 21st day of June, 2002.

Basil C. Welch, II

Shirley J. Welch

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Basil C. Welch, II and wife, Shirley J. Welch**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 21st day of June, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual value or consideration, whichever is greater, for this transfer is $127,000.00.

AFFIANT

Subscribed and sworn to before me on this 21st day of June, 2002.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004