STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$119,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April, 2002.

NOTARY PUBLIC: 01/29/05
MY COMMISSION EXPIRES:
(AFFIX SEAL)

AMANDA NORDMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

H-0495

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Amy D. Berg 4904 Teton Drive Old Hickory, TN 37138	Wells Fargo Home Mortg, 4041 Essen Lane Baton Rouge, LA 70809	Map 65.05 Parcel 54

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Kenneth R. Welch and wife, Regina R. Welch

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Amy D. Berg, unmarried

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

BEING LOT NO. 509 ON THE PLAN OF SHERWOOD FOREST, SECTION 6, OF RECORD IN BOOK 4955, PAGE 116, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO KENNETH R. WELCH AND WIFE, REGINA R. WELCH, BY WARRANTY DEED FROM ROYCE GRAY AND WIFE, ROBIN GRAY, DATED APRIL 11, 1994, AND OF RECORD IN BOOK 9315, PAGE 407, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4955, Page 116, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of property; a 20' utilities and drainage easement along the rear of property; a 10' utilities and drainage easement along the West side of property; a 2 ½' X 25' Utility anchor easement over the Northeast portion of property; and a 10' Sanitary/Sewer easement across the West portion of said property.
3) Property is subject to Restrictive Covenants contained in Book 5205, Page 735 and re-recorded in Book 5206, Page 578, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 4904 Teton Drive, Old Hickory, TN 37138
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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 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 our hand(s) this 26th day of April, 2002.

Kenneth R. Welch

Regina R. Welch

Davidson County DEEDWARR
Recvd: 07/11/02 09:25 2pgs
Fees:13.00 Taxes:443.63
20020711-0083362

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Kenneth R. Welch and wife, Regina R. Welch, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of April, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076