#4989

Box 13

File #200350019

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of January, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, 4733 Andrew Jackson Pkwy., Suite 1-C, Hermitage, TN 37076

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane [redacted] Welker	Duane [redacted] WALKER	Map: 119-2-56
(NAME) 111 Garwood Drive	(NAME) 111 Garwood Drive	Parcel:
(ADDRESS) Nashville TN 37210	(ADDRESS) Nashville, TN 37210	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, FREDDY D. WARRICK AND BEVERLY M. WARRICK, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto DUANE WELKER, 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:

Land in Davidson County, Tennessee, being all of Lot No. 62, on the Plan of Mertie Milwee, as shown by plat appearing of record in Plat Book 2331, Page 117, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Freddy D. Warrick and Beverly M. Warrick by Warranty Deed of record in Book 7025, Page 764, said Register's Office.

This conveyance is subject to the following:
Restrictive Covenants as of record in Book 2495, page 513, and Book 2538, page 99; and, any and all matters as shown on plat of record in Plat Book 2331, Page 117 and Surveyor's Certificate of Correction of record in Book 2546, page 123; all in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 111 Garwood Drive, Nashville, TN 37210
(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 Grantors covenant with the said GRANTEES 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 except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 05/23/03 11:32 2pgs
Fees:13.00 Taxes:477.30

20030523-0070654

Witness our hands this 30th day of January, 2003.

Freddy D. Warrick

Beverly M. Warrick

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary Public, personally appeared Freddy D. Warrick and Beverly M. Warrick who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of January, 2003.

Notary Public

My Commission Expires: 7-23-05

(SEAL)

LINDA V. JONES
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

Mail After Recording To:

Southern Title Services, LLC
4733 Andrew Jackson Pkwy., Suite 1-C
Hermitage, TN 37076