This instrument prepared by and return to:
Anita I. Lotz
Farris Mathews Branan Bobango & Hellen PLC
1100 Ridgeway Loop Road, Suite 400
Memphis, Tennessee 38120
(901) 259-7120

Davidson County DEEDWARR
Recvd: 06/20/03 15:16 2pgs
Fees:13.00 Taxes:1285.75
20030620-0085813

WARRANTY DEED

THIS INDENTURE, made and entered into as of this 20th day of June, 2003, by and between **Robert N. Poss and wife, Alison O. Poss** (collectively the "Grantor") and **Charles B. Welch, Jr.**, unmarried (the "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee to-wit:

Land in Davidson County, TN, being Unit B as shown on Exhibit to Master Deed of Lombardy Avenue Condominiums as set out in Instrument # 20020415-0046522, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grantor herein by deed of record in said Register's Office at Instrument No. 20020513-0058478. The legal description herein being the same as in such prior deed.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, their heirs, successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for 2003 Davidson County property taxes, not yet due or payable; covenants, restrictions and easements as shown in Master Deed at Instrument No. 200204150046522; matters as shown on the plan at Instrument No. 200011150113383, as amended at Instrument No. 200105230053208, all of record in said Register's Office; and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of Grantor the day and year first above written.

Robert N. Poss

Alison O. Poss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Robert N. Poss and Alison O. Poss to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

JERRY W. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WITNESS my hand and Notarial Seal at office this 20th day of ~~June,~~ 2003.

Notary Public
My Commission Expires: 1-29-05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $347,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JERRY W. TAYLOR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Charles B Welch Jr.
Affiant

Subscribed and sworn to before me this 20th day of June, 2003.

Notary Public
My Commission Expires: 1-29-05

Owner Name and Address:	Property Address:	Mail tax bills to:
Charles B. Welch, Jr.	2004 Lombardy Avenue	Charles B. Welch, Jr.
2004 Lombardy Avenue	Nashville, TN 37215	2004 Lombardy Avenue
Nashville, TN 37215	Parcel Id No. 117-07-0 L-003.0	Nashville, TN 37215

G:\Data\rfh\Sellers\Poss Warranty Deed to Welch.wpd