FILE NUMBER

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	Brian W. Welch 990 Eli Road Bon Aqua, TN 37025	Brian W. Welch 990 Eli Road Bon Aqua, TN 37025

GENERAL WARRANTY DEED

This indenture is made and entered into this 27 day of February, 2004 between Tim A. Bridges and wife Patricia J. Bridges (hereinafter referred to as "GRANTOR") and Brian W. Welch (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of land:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot 29 of the Cedarwood Estates Subdivision, Section 1, Revised, as shown by a map of record in Plat Book 4675 at page 62 in the Davidson County, Tennessee Register of Deeds office.

Also conveyed is joint driveway easement as set forth in Book 6534 at page 444 and Book 5976 at page 110 in the Davidson County, Tennessee Register of Deeds office.

BEING the same property conveyed to Tim A. Bridges and wife Patricia J. Bridges by instrument of record in Book 11089 at page 772 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 162.13-0-030.00

The above-described property is the same property contained in the prior deed and no new survey is available.

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of land, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of land is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of land against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

Davidson County DEEDWARR
Recvd: 03/02/04 10:24 2pgs
Fees:13.00 Taxes:340.40
20040302-0023369

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

Tim A. Bridges
by Patricia J. Bridges, Atty-In-Fact
Tim A. Bridges
By: Patricia J. Bridges, Attorney-In-Fact

Patricia J. Bridges
Patricia J. Bridges

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Patricia J. Bridges, individually and as attorney-in-fact for Tim A. Bridges, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal in Nashville, Tennessee this 27th day of February, 2004.

Regina E. Johnson
NOTARY PUBLIC
Commission Expires: 5-30-04

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $92,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF February, 2004.

Regina E. Johnson
NOTARY PUBLIC
COMMISSION EXPIRES: 5-30-04

REGINA E. JOHNSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 30, 2004