Davidson County DEEDWARR
Recvd: 04/08/04 11:06 2pgs
Fees:13.00 Taxes:325.60

20040408-0040187

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Larry D Hughes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of April, 2004.

Mitchell A Watts
Notary Public

MY COMMISSION EXPIRES: October 12, 2005.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Larrick Properties, Inc.	Larrick Properties, Inc.	133-11
800 Broadway 2nd Floor	800 Broadway 2nd Floor	GROUP
Nashville, Tennessee 37203	Nashville, Tennessee 37203	PARCEL 93

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Eighty Eight Thousand Dollars and Zero cents ($88,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Joseph Harrington Welker, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Larrick Properties, Inc., hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 73 on the Plan of Valley View Meadows, Section 2, of record in Plat Book 3600, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to George N. Welker and wife, Jean O. Welker, by deed from Randall Phillips Builders, Inc., of record in Book 3810, page 194, Register's Office for Davidson County, Tennessee; the said George N. Welker and Jean O. Welker having both since died with George N. Welker having predeceased Jean O. Welker; the said Jean O. Welker having since remarried and at her death was known as Jean O. Welker Shockley. The Last Will and Testament of Jean O. Shockley of record as 5587/1426495 in the Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to decedent's son, Joseph Harrington Welker.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property and all matters shown on the plan of record.

unimproved ☐

This is improved ☒ property, known as 308 East Elysian Fields, Nashville, TN 37211

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, its successors and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and

representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 my hand this 2nd day of April, 2004.

Joseph Harrington Welker

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mitchell A. Watts, a Notary Public in and for said County and State, the within named Joseph Harrington Welker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of April, 2004.

Commission expires: October 12, 2005

Mitchell A. Watts Notary Public

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
Sumner County, Tennessee