~~WA~~RRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of August, 2004.

Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Grace Thompson	NEW OWNER	Map 75
4250 Sweden Drive		Group 6
Hermitage, TN 37076		Parcel 25

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

Estate of Marilyn J. Welker

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Grace Thompson

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 Lot No. 266 on the Plan of Hermitage Estates, Section Two, of record in Plat Book 3700, Page 23, Register's Office for said County.

Said Lot No. 266 fronts 90 feet on the westerly margin of Sweden Drive and extends back 134.77 feet on the southerly line and 134.74 feet on the northerly line to a dead line in the rear, measuring 90 feet thereon.

BEING the same property conveyed to Marilyn J. Welker by Quitclaim Deed from Ross L. Welker, of record in Instrument 20011116-0125919, Register's Office for said County. The said Marilyn J. Welker died and devised the property by will to Linda Ann Simmons, Patrick Lynn Welker, Daniel Edward Welker, Philip Damien Welker, Paul Anthony Welker, and Kayla Marie Welker.

This conveyance is subject to Restrictive Covenants of record in Book 3924, Page 25 and Book 3952, Page 881, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 23, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4250 Sweden Drive, Hermitage, TN 37076

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 my hand this 13th day of August, 2004.

Estate of Marilyn J. Welker

BY: Linda Ann Simmons
Linda Ann Simmons
Executrix

Davidson County DEEDWARR
Recvd: 08/19/04 15:40 2pgs
Fees:13.00 Taxes:410.70

20040819-0100550

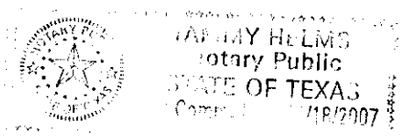
STATE OF TEXAS
COUNTY OF Tom Green

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Ann Simmons, Executrix of the Estate of Marilyn J. Welker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Angelo, Texas, this 13 day of August, 2004.

My Commission Expires: 2/18/07

Notary Public



RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED