THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23239-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $492,500.00. Affiant Subscribed and sworn to before me this 5th day of October, 2004. Notary Public NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/12/04 14:12 2pgs
Fees:13.00 Taxes:1822.25

20041012-0122938

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Samuel J Welborn, Courtney M. Welborn 802 Lynnwood Blvd. Nashville, TN 37205	Greene County Bank 10201 Parkside Drive Suite 300 Knoxville, Tennessee 37922	Map No.130.11-0 Parcel No. 041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeff K. Davis and wife, Mary Lynn Davis**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Samuel J Welborn and wife, Courtney M. Welborn** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 802 Lynnwood Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 5th day of October, 2004.

Jeff K. Davis

Mary Lynn Davis

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeff K. Davis and wife Mary Lynn Davis**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of October, 2004.

Notary Public

My Commission Expires: _____

NOTARY PUBLIC AT LARGE J. Michael Morgan My Commission Expires July 30, 2005 STATE OF TENNESSEE

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 11 of Block "A" on the Plan of the Subdivision of Tyne Meade, Section No. 2, not of record, described as follows:

Beginning on the easterly margin of Lynwood Boulevard at the southwest corner of Lot No. 10 of Block "A" on the Plan of Tyne Meade, as of record in Book 1130, page 14, Register's Office for said County; thence with said Boulevard southwardly 100 feet to the northwest corner of Lot No. 12 on said unrecorded plan; thence with the northerly line of said lot, eastwardly 250 feet; thence northwardly 100 feet to the southeast corner of said Lot No. 10 thence with the southerly line of said lot, westwardly 250 feet to the beginning.

Being the same property conveyed to Jeff K. Davis and wife, Mary Lynn Davis by deed dated 10/22/99 from Liew Ann M. King, married of record in Book 11722, page 473, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been paid, prorated and assumed by the Grantees .