(1)

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #05-1079

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/05 12:37 2 pgs
Fees:13.00 Taxes:832.50
20050429-0047881

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned John M. Welch and Lisa A. Welch, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Amy E. Vehec and Michael J. Vehec, wife and husband, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Being all of Lot No. 81, RIVER BEND, according to the plat thereof, recorded in Plat Book 6900, pages 504 & 505 as amended in Book 7465, page 833 of the Register's Office of Davidson County, Tennessee, to which plat reference si hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to John M. Welch and Lisa A. Welch, husband and wife, by deed dated July 31, 2001, of record in Instrument No. 20010806-0084014, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 7253 River Bend Road, Nashville TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of April, 2005

John M. Welch

Lisa A. Welch

State of Tennessee)
County of Davidson)

On this 25th day of April, 2005, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named John M. Welch and Lisa A. Welch, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 7-30-05

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 225,000.00.

X Amy A Welch

Affiant

Sworn and subscribed before me on this the 25th day of April, 2005.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Amy E. Vehec	Suntrust Mortgage, Inc.	141-12-C-81CO
7253 River Bend Road	201 Fourth Avenue N/7th Floor	
Nashville, TN 37221	Nashville, TN 37219	