WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/01/06 11:48 2 pgs
Fees:13.00 Taxes:1145.15

20060301-0023536

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 1/16/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027

J. SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

B-4906

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George E. Welch	NEW OWNER	131-12-0-102.03
(NAME)	(NAME)	
1113 Battery Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Fernando Rodriguez and wife, Rose A. Rodriguez, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George E. Welch and wife, Cathy J. Welch, 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 Part of Lot No. 8 on the Plan of the J.T. Jenkins Home Tract, as of record in Book 547, Page 20, Register's Office for Davidson County, Tennessee, being further described as follows:

Beginning on the southerly margin of Battery Lane, at the intersection of same at a point in the line between Lots Nos. 8 and 20; thence South 2° 59' West 325.4 feet; thence North 70° 38' West 159.8 feet; thence North 3° 41' East 276.7 feet to the southerly margin of Battery Lane; thence with the same South 88° 26' East 150 feet to the beginning.

Being the same property conveyed to Rose A. Chen, unmarried by Warranty Deed from Richard Lougheed Lawson and spouse, Carolyn Thomas Lawson, dated November 15, 1995, as of record in Book 9862,. Page 763, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Fernando Rodriguez and spouse, Rose A. Rodriguez, as tenants by the entireties by Quit Claim Deed from Percy Wilkins, Jr., Trustee, dated March 11, 2003, as of record in Instrument Number 20030319-0036599, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved / unimproved X property, known as 1113 Battery Lane, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 24th day of February, 2006.

Fernando Rodriguez

Rose A. Rodriguez

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

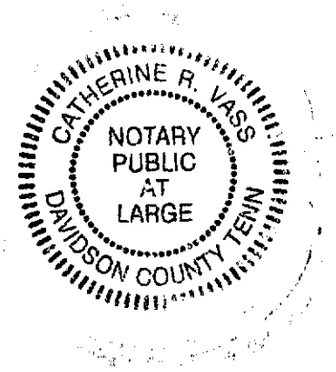
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fernando Rodriguez and Rose A. Rodriguez the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of February, 2006.

Commission expires: 5/24/2008

Catherine R Vass

Notary Public



RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027