This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060771

Davidson County DEEDWARR
Recvd: 10/23/06 16:29 2 pgs
Fees:13.00 Taxes:1147.00
20061023-0131455

Send Tax Bills To:
Suntrust Mortgage
201 4th Ave N
Nashville TN 37219

New Owner is:
Richard Braun
1113 Battery Lane
Nashville, TN 37220

MAP: 131-12-0
PARCEL: 102.03

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Cathy J. Welch, a widow**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Richard Braun, unmarried**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being 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, and described according to a survey made by Turner Engineering Company, Inc. dated November 18, 1964, and further described by a survey of John B. Kohl, III dated December 7,1977, 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 degrees 59" West 325.4 feet; thence North 70 degrees 38' West 159.8 feet; thence North 3 degrees 41' East 276.7 feet to the southerly margin of Battery Lane; thence with the same South 88 degrees 26' East 150 feet to the beginning.

Being the same property conveyed to George E. Welch and wife, Cathy J. Welch by Warranty Deed from Fernando Rodriguez and wife, Rose A. Rodriguez dated February 24, 2006, recorded March 1, 2006, in Instrument No. 20060301-0023536, Register's Office for Davidson County, Tennessee. George E. Welch has since passed as of February 28, 2006.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

CW
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 18th day of October, 2006.

GRANTOR:

Cathy J. Welch

Cathy J. Welch

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Cathy J. Welch** , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 18th day of October, 2006.

Notary Public

My Commission Expires: 9/16/09

KEVANA M. NIXON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $310,000.00.

Affiant

SWORN TO and subscribed before me this 18th day of October, 2006

NOTARY PUBLIC

My commission expires:

9/16/09

IVA J. PARKER
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is ~~$0.00~~ $310,000.00

Affiant

SWORN TO and subscribed ~~by~~ before me this the 23 day of October, 2006.

Notary Public

My commission expires: ~~6/29/09~~ 1-12-09