BOX 13 #14460

WARRANTY DEED

LaTroce McAdoo Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $287,000.00

Mindy Belcher
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF AUGUST, 2008.

LaTroce McAdoo
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/20/2010

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02770 ALAMMURI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Hala A. Alammuri	same	155-16A-8.00CO
5524 Traceside Drive		
Nashville, TN 37221		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

CHRISTOPHER WELCH, AND WIFE, AMY S. WELCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

HALA A. ALAMMURI, married

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5524 Traceside Drive, 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 15th day of August, 2008.

Christopher Welch

Amy S. Welch

Davidson County DEEDWARR
Recvd: 08/22/08 13:08 2 pgs
Fees:13.00 Taxes:1061.90
20080822-0086610

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, CHRISTOPHER WELCH AND AMY S. WELCH, 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 Franklin, Tennessee, this 15th day of August, 2008.

Notary Public

My Commission Expires: 7-3-2012

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 125, RESUBDIVISION OF TRACESIDE, SECTION ONE, as shown on plat of record in Plat Book 7900, Page 946, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Stephen A. Kelly and wife, Renee S. Kelly to Christopher Welch and wife, Amy S. Welch as recorded on the 24th day of November, 2004 in Instrument No. 20041124-0140962 and Warranty Deed from Marie D. Palladino, an unmarried person to Stephen A. Kelly and wife, Renee S. Kelly as recorded on the 16th day of January, 2001 in Instrument No. 20010116-0004609, in the Register's Office of Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.