BOOK 4225 PAGE 514

WARRANTY DEED

This Instrument prepared by:
Hussey & Horkins, Inc.
Plaza Prof. Building
Madison, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Jerry Dewell Upchurch etux (NAME:)	United Mortgagee Servicing Corp. (NAME:)	15DA-36840
2008 Rosecliff Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1056 (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Va. 23451 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------$10.00----------

----------TEN AND NO/100----------*DOLLARS*

Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, including the assumption of the balance of an indebtedness in the original amount of $12,300.00, said indebtedness being secured by a Deed of Trust from Eugene W. Powell and wife, Peggy Murphy Powell to Percy Wilkins, Jr., Trustee, of record in book 3854, page 389, Register's Office for Davidson County, Tennessee.

We, Eugene W. Powell and wife Peggy M. Powell *have bargained and sold, and by these presents do transfer and convey unto the said* Jerry Dewell Upchurch and wife Luetta Carroll Upchurch 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 Lot No. 107 on the Map of Rosebank Park, of record in book 1835, page 26, Register's Office for said County, described as follows:
Said lot No. 107 fronts 75 feet on the south side of Rosecliff Drive and runs back between lines, 177.1 feet on the west line and 180 feet on the east line to a dead line in the rear measuring 62 feet thereon.
Being the same property conveyed to Eugene W. Powell and wife, Peggy M. Powell, by deed from James D. Jones and wife, of record in book 3854, page 387, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2008 Rosecliff Drive, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jerry Dewell Upchurch and wife Luetta Carroll Upchurch their *heirs and assigns, forever.*

And we *do covenant with the said* Jerry Dewell Upchurch and wife Luetta Carroll Upchurch *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.*

And we, Eugene W. Powell and wife Peggy M. Powell *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jerry Dewell Upchurch and wife Luetta Carroll Upchurch/their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our hands this 1st day of April, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 15,317.00

Affiant

Subscribed and sworn to before me, this the 1st day of April 1968

Notary Public

My Commission Expires: (Affix Seal)

X Eugene W. Powell

Peggy M. Powell

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, George W. Hussey *a Notary Public in and for said County and State,* Eugene W. Powell and wife Peggy M. Powell

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *Tennessee. this* 1st *day of* April, *1968*

Commission expires Oct 30, 1968 George W. Hussey *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

11881

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 8 9 11 AM '68
NOTED BOOK 118 PAGE 542
RECORDING FEE $ 3.00
DEP. REG. R

STATE TAX $ 39.28
PROBATE .50
TOTAL $ 40.28

APR 8 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

Eugene W. Powell and wife

Peggy M. Powell

TO

Jerry Dewell Upchurch and wife

Luetta Carroll Upchurch

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE