This Instrument Prepared by: Robert Ballow
507 American Trust Bldg.
Nashville, Tennessee

WARRANTY DEED

BOOK 4354 PAGE 421

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Marie Biggs (NAME:)	United Mortgaging Service Corp. (NAME:)	Map, 73-9
1997 Upland Drive (STREET ADDRESS OR ROUTE NUMBER)	— (STREET ADDRESS)	Par. 155
Nashville, Tenn. 37216 (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	pw

For and in Consideration of the sum of ----------TEN---------- *DOLLARS*

----------($ 10.00)----------

Cash in hand paid by Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the further consideration of Grantee assuming and agreeing to pay the balance owing under a Deed of Trust of record in Book 4253, page 415, Register's Office for Davidson County, Tennessee, to secure payment of a note for $15,500.00, payable as therein specified. (Said note was assigned to The Seamen's Bank and Savings, in the City of New York, by instrument of record in Book 4269, page 513, said Register's Office.)

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $16,700. Affiant Joyce Marie Biggs
Subscribed and sworn to before me this 31 day of July 1969

Deputy Register

I, Clata Ruth Copeland, unmarried
have bargained and sold, and by these presents do transfer and convey unto the said Joyce Marie Biggs, unmarried

her *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. 377, on the Plan of Burchwood Gardens, Section III, as of record in Book 2900, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 377 fronts 85 feet on the Northerly margin of Upland Drive and runs back 144.73 feet on the Westerly line and 144.95 feet on the Easterly line to a rear line on which it measures 85 feet.

Being the same real property conveyed to Clata Ruth Copeland, by Deed from Geneva D. Bowen, unmarried, of record in Book 4253, page 413, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$_____

_____ Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____ 19__

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

_____ Notary Public

unimproved ( )
This is improved (X) property, known as 1997 Upland 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 Joyce Marie Biggs *her heirs and assigns, forever.*

And I *do covenant with the said* Joyce Marie Biggs *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

Except for a deed of trust of record in Book 4253, page 415, register's office, Davidson County, Tenn.

And I, Clata Ruth Copeland *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantees *her heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 19th *day of* July, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Clata Ruth Copeland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Kay F. Crabtree, *a Notary Public in and for said County and State, the within named* Clata Ruth Copeland

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

Witness my hand and official seal at Nashville, *Tennessee, this* 19th *day of* July, *19*69.

Kay F. Crabtree, *Notary Public.*

Commission Expires January 24, 1970

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

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

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

BOOK 4354 PAGE 421

WARRANTY DEED

FROM

Clata Ruth Copeland

TO

Joyce Marie Biggs

A 49370

IDENTIF. REFERENCE

JUL 31 3 28 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

JUL 31 CONV 16,700.00

JUL 31 ST TAX A* 43.42

JUL 31 RECFEE A* .50

JUL 31 MTGFEE A* 6.00 * 49.92