This instrument was prepared by:
Richard R. Hedgepath, Attorney
802 51st Ave. N. Nashville, Tenn.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $14,900.00

Affiant James Kay Upchurch

Subscribed and sworn to before me this 14 day of Aug. 1969

J. Gentry
Deputy Register

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 1357 PAGE 179

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

_____
Affiant

Subscribed and sworn to before me this _____ day of August, 1969

_____
Notary Public

My commission expires:

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Address New Owners as follows:

Mr. & Mrs. James Kay Upchurch
623 Dunston Drive
Nashville, Tennessee 37211

Send tax bills to:

Mr. & Mrs. James Kay Upchurch
623 Dunston Drive
Nashville, Tennessee 37211

Map-Parcel Numbers

Map 133-13
Pcl 15
RW

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# D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, including the assumption of certain indebtedness as provided herein, the receipt of which is hereby acknowledged, Richard R. Hedgepath and Wife, Margaret S. Hedgepath, have bargained and sold, and by these presents do transfer and convey unto James Kay Upchurch and/or wife, Ruth Mae Upchurch, their heirs and assignes, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 657 on the Plan of Caldwell Hall, Section VII, of record in Book 3300, page 19, Register's Office for said County, more particularly described as follows:

Said Lot No. 657 fronts 85 feet on the north side of Dunston Drive, and extends back 145 feet on the westerly line and 151 feet on the easterly line, to a dead line in the rear on which it measures 53.6 feet.
This property is improved and is known as 612 Dunston Drive, Nashville, Tennessee.

Being the same property conveyed to Richard R. Hedgepath and wife, Margaret S. Hedgepath by deed from Andrew Ewing, Trustee, of record in Book 3463 page 63, Register's office for said County.

TO HAVE AND TO HOLD THE SAID TRACT or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the

said James Kay Upchurch and/or wife, Ruth Mae Upchurch, their heirs and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered except for restrictions filed for record prior to February 15, 1950, in Book 1788, page 108, and in Book 3279 page 458, filed for record September 7, 1961, other easements of record and the indebtedness secured by a deed of trust of record in Book 3510 page 135, Register's Office for Davidson County, Tennessee, the assumption of which by the Grantees is hereinafter provided for. Taxes for the year 1969 are hereby assumed by the grantees.

And Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to the said James Kay Upchurch and/or Ruth Mae Upchurch, their heirs and assigns, against the lawful claims of all persons whomsoever.

A part of the consideration for this conveyance is the assumption of one certain trust deed of record in Book 3510 page 135, Register's Office for Davidson County, Tennessee, in the original principal amount of $12,250 and assigned to the Philadelphia Saving Fund Society by instrument of record in Book 3511 page 308, said Register's Office, which debt the Grantees herein assume and agree to pay as part of the purchase price. The Grantees further agrees to assume the obligations of the original borrowers, the Grantors herein, for any amount paid by the Veterans Administration for the borrower under the terms of the instruments creating the loan.

EXECUTED this the 13th day of August, 1969.

James Kay Upchurch
JAMES KAY UPCHURCH

Ruth Mae Upchurch
RUTH MAE UPCHURCH
GRANTEES

Richard R. Hedgepath
RICHARD R. HEDGEPATH

Margaret S. Hedgepath
MARGARET S. HEDGEPATH
GRANTORS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, William E. Higgins, a Notary Public in and for said County and State, the within named RICHARD R. HEDGEPATH and wife, MARGARET S. HEDGEPATH, the bargainors, 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 13th day of August, 1969.

William E. Higgins
Notary Public

My commission expires: January 23, 1972

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Richard A. Hodgepeth, a Notary Public in and for said County and State, the within named JAMES KAY UPCHURCH and wife, RUTH MAE UPCHURCH, the bargainors, 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 13 day of August, 1969.

Richard A. Hodgepeth
Notary Public

My commission expires: 3.2.71

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IDENTIF. REFERENCE

AUG 14 8 32 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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|---|---|---|---|---|---|
| AUG 14 '69 | CONV | 14,900.00 | | | |
| AUG 14 '69 | S'TAX | | A* | 38.74 | |
| AUG 14 '69 | PR'FEE | | A* | .50 | |
| AUG 14 '69 | W'DEED | | A* | 4.50 | * 43.74 |