DEED PREPARED BY JAMES R. McKINNEY, ATTORNEY, MADISON, TENNESSEE

CKW

WARRANTY DEED

BOOK 4444 PAGE 32

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES D. LOYD, ET UX.	LOVELL & MALONE, INC.	
(NAME) 708 So. Summerfield	(NAME) Uptown Station-P.O. Box 2663	Map. 42-7
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 28
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($7,500.00) *Dollars,* cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain trust deed dated June 13, 1967, Recorded in Register's Office for Davidson County, Tennessee, in Book 4141, page 465, and note of even date thereby secured, in the original principal amount of $25,000.00 payable to Lovell and Malone, Inc., which debt the Grantees herein assume and agree to pay as part payment of purchase price,

WE, RICHARD W. UPSHAW, and wife, CLAUDETTE G. UPSHAW, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said JAMES D. LOYD and wife, LINDA F. LOYD, hereinafter called the GRANTEES,

THEIR *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No.72 on the Plan of Bonnie Brae Subdivision, Section III, of record in Book 2854, page 61, Register's Office for said County.

Said lot fronts 135 feet on the easterly side of South Summerfield Drive and extends back 313.7 feet on the northerly line and 315.6 feet on the southerly line to a dead line, and measures 135 feet thereon.

Being the same property conveyed to Richard W. Upshaw and wife, Claudette G. Upshaw, by deed from Vern G. Manzano and wife, Barbara B. Manzano, of record in Book 4339, page 503, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to restrictions of record in Book 2929, page 129, and conditions set out in Plan of record in Book 2854, page 61, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,460.80

Subscribed and sworn to before me, this the 5th day of Sept., 1970

Affiant Raymond B. Burhanan

My commission expires Aug 4, 1973 (Affix Seal)

Notary Public Hubert L. Baker

This is improved ( ) unimproved (X) property, known as 708 So. Summerfield Drive, Madison, Tennessee 37115
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES,

THEIR *(successors), heirs and assigns forever.* WE *covenant that* WE ARE *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except as hereinabove assumed by Grantees herein.

WE *further covenant and bind* OURSELVES, OUR *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, THEIR *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness OUR hand S this 5th *day of* September, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James D. Loyd
Linda F. Loyd

Richard W. Upshaw
Claudette G. Upshaw

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* RICHARD W. UPSHAW AND CLAUDETTE G. UPSHAW; JAMES D. LOYD AND LINDA F. LOYD

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 Madison, *Tennessee, this* 8th *day of* September, *19* 70.

Hubert L. Baker *Notary Public*

Commission expires Aug 4, 1973

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 .....

Mail to: Urban Realty Co
& Suite 200 Professional Bldg
Madison, Tenn. 37115

WARRANTY DEED

FROM

RICHARD W. UPSHAW ET UX.

TO

JAMES D. LOYD ET UX

A 89332

IDENTIFICATION REFERENCE

SEP 9 8 22 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-9??	CONV	31,460.80				
SEP-9??	S'TAX		A*	81.90		
SEP-9??	PR'FEE		A*	.50		
SEP-9??	W'DEED		A*	3.00	*	85.40

Compliments of

Guaranty Title

Office of

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