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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $14,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF Feb. 19 71.

Notary Public

MY COMMISSION EXPIRES: Feb. 7, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Gaston Realty Company, 3318B Nolensville Road, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie Upshaw (NAME)	The Lomas & Nettleton Company (NAME)	Map. 71-16
1322 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1056 (STREET ADDRESS)	Pcl. 377
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	PAT

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

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie Upshaw and wife, Carrie P. Upshaw

HEREINAFTER CALLED THE GRANTEES, 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. 32 on the Plan of Tom Joy Subdivision, of record in Book 3600, page 47, Register's Office for said County.

SAID Lot No. 32 fronts 60.42 feet on the westerly side of Jones Avenue and extends back between lines 102.50 feet on the northerly line and 160.9 feet on the southerly line, to a line in the rear, on which it measures 84.0 feet.

BEING the same property transferred to Betty J. Smith by deed from George Romney, Secretary of Housing and Urban Development, of Washington, D. C., acting by and through the Federal Housing Commissioner, of record in Book 4478, page 621, Register's Office for Davidson County, Tennessee.

As part of the consideration, the Grantees have assumed and agreed to pay the unpaid principal balance in the amount of $13,550.00 on a certain note payable to The Lomas & Nettleton Company.

This is unimproved ( ) improved (X) property, known as 1322 Jones Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 5th day of February, 1971

Betty J. Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Marbut G. Gaston, a Notary Public in and for said County and State, the within named Betty J. Smith

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 24th day of February 1971

Commission expires Feb. 7, 1973

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, [illegible] a Notary Public within and for the State and County aforesaid, personally appeared [illegible] and [illegible] with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the [illegible] and [illegible] respectively of the [illegible] the within named bargainor, a corporation, and that (he) as such [illegible] and [illegible], being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said [illegible] as such [illegible], and attesting the same by the said [illegible] as such [illegible]

Witness my hand and official seal at office at [illegible] on this the [illegible] day of [illegible], 19[illegible].

My commission expires [illegible]

Notary Public

WARRANTY DEED

FROM

BETTY J. SMITH

TO

WILLIE UPSHAW and wife,

CARRIE P. UPSHAW

R 0 8 6 2 0

IDENTIF. REFERENCE

MAR 24 10 35 AM '71

FEE [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Mail Gaston Realty Co
3318 B. Hillsboro Rd
Nash. Tenn
37211

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.