Prepared by:

Alan L. Saturn, Esquire
Suite 1822, Parkway Towers
404 James Robertson Parkway
Nashville, Tennessee 37219

BOOK 4744 PAGE 987

81-15
233
PW

Buyer: Ira M. Held
Tyne Blvd.
Nashville, Tenn.
Tax Bills: Same

WARRANTY DEED

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, MATTIE L.(UPSHAW)YOUNG, AVIS EUGENIA (UPSHAW) WASHINGTON, JOSEPH UPSHAW, JR., and MARION N. (UPSHAW) DAVIS, being all of the heirs at law of MAGGIE ESTELLE LANE UPSHAW, hereinafter called GRANTORS, have bargained and sold, and by these presents do transfer and convey unto IRA M. HELD and wife, MARVA K. HELD, 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:

RECORDER'S MEMO: Legibility of Writing, Typing or Printing In This Document Unsatisfactory When Received.

LAND in Davidson County, Tennessee, being part of Lot No. 381 on the Plan of McGavock, Wetmore, et al, 2nd Addition to Nashville, called the Town of McGavock of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

BEGINNING at the Northeast corner of the 1st alley west of 17th Avenue, North, formerly James Street and Underwood Street; thence with the Easterly margin of said alley, Northerly 114 feet to a point 15 feet South of the Southerly margin of a 10 foot alley, thence East 30 feet to the westerly line of the property conveyed to Henry Potter etux, by deed from P. H. Henderson, Trustee and Daisy D. Henderson, of record in Book 634, page 40, said Register's Office; thence with Potter's West line, Southerly 120 feet more or less, to the Northerly margin of Underwood Street; thence with the northerly margin of said street, westwardly 31-7/17 feet to the beginning.

BEING the same property conveyed to J. W. Upshaw and wife, Maggie Upshaw, by deed from Sarah Roberts, a widow, of record in Book 528, page 168, Register's Office for Davidson County, Tennessee. The said J. W. Upshaw having predeceased his wife, Maggie Upshaw, and property now vested in the only heirs at law of Maggie Upshaw, deceased.

This is improved property known as 1708 Underwood Street, Nashville, Tenn.

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 gender

Witness our hands this 5th day of September, 1973.

Mattie L. (Upshaw) Young by Marion N. (Upshaw) Davis, attorney in fact

MATTIE L. (UPSHAW) YOUNG by MARION N. (UPSHAW) DAVIS, Attorney in Fact

Joseph Upshaw, Jr. by Marion N. (Upshaw) Davis

JOSEPH UPSHAW, JR. by MARION N. (UPSHAW) DAVIS, Attorney in Fact

Avis Eugenia (Upshaw) Washington by Marion N. (Upshaw) Davis, attorney in fact

AVIS EUGENIA (UPSHAW) WASHINGTON
By MARION N. (UPSHAW) DAVIS,
Attorney in Fact

Marion N. (Upshaw) Davis

MARION N. (UPSHAW) DAVIS

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 5th day of September, 1973, before me ALAN L. SATURN, a Notary Public, in and for said County and State personally appeared MARION N. UPSHAW DAVIS, to me known to be the person who executed the foregoing instrument on behalf of MATTIE L. UPSHAW YOUNG and acknowledged that she executed the same as the free act and deed of the said MATTIE L. UPSHAW YOUNG.

Witness my hand and official seal at Nashville, Tennessee on this 5th day of September, 1973.

Notary Public

My Commission Expires: 2-4-75

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 5th day of September, 1973, before me ALAN L. SATURN, a Notary Public, in and for said County and State personally appeared MARION N. UPSHAW DAVIS, to me known to be the person who executed the foregoing instrument on behalf of AVIS EUGENIA UPSHAW WASHINGTON and acknowledged that she executed the same as the free act and deed of the said AVIS EUGENIA UPSHAW WASHINGTON.

Witness my hand and official seal at Nashville, Tennessee, on this 5th day of September, 1973.

Notary Public

My Commission Expires: 2-4-75

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 5th day of September, 1973, before me ALAN L. SATURN, a Notary Public, in and for said County and State personally appeared MARION N. UPSHAW DAVIS, to me known to be the person who executed the foregoing instrument on behalf of JOSEPH UPSHAW, JR., and acknowledged that she executed the same as the free act and deed of the said JOSEPH UPSHAW, JR.

Witness my hand and official seal at Nashville, Tennessee, on this 5th day of September, 1973.

Notary Public

My Commission Expires: 2-4-75

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

On this 5th day of September, 1973, before me ALAN L. SATURN, a Notary Public, in and for said County and State personally appeared MARION N. UPSHAW DAVIS, 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 5th day of September, 1973.

Notary Public

My Commission Expires: 2-4-75

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I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $ 8,500 , Affiant T. H. Cochran
Subscribed and sworn to before me this 10th day of September, 1973
Deputy Register J. Head

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IDENTIF. REFERENCE

SEP 10 4 09 PM '73
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

SEP 10	CONV	*8,500.00				
SEP 10	S'TAX		A*	22.10		
SEP 10	PR'FEE		A*	.50		
SEP 10	W'DEED		A*	6.00	*	28.60