WARRANTY DEED

BOOK 4803 PAGE 366

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael L. Upchurch	First Federal Savings & Loan Assn.	Map 147-16
(NAME) 4914 Madeline Dr.	(NAME) 236 4th Ave. North	Par. 184
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37211	(STREET ADDRESS) Nashville, Tenn. 37219	5D-43123
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)----------

---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4538, page 602, Register's Office for Davidson County, Tennessee.

We, James Walter Reed and wife, Geraldine Reed

have this day bargained and sold, and do hereby transfer and convey unto the said

Michael L. Upchurch and wife, Sara H. Upchurch

their (XXXXX), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 237 on the Plan of Fairlane Park, Section III, as of record in Book 2331, pages 145 and 146, Register's Office for said County.

Said Lot No. 237 fronts 82 feet on the east side of Madeline Drive, and runs back 162 feet on the north line and 183.9 feet on the south line, to a dead line in the rear which is a broken line on which it measures 87.5 feet.

Being the same property conveyed to James Walter Reed and wife, Geraldine Reed by deed from Michael E. Wood and wife, Patricia H. Wood of record in Book 4609, page 438, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 20,532.57

Subscribed and sworn to before me, this the 5th day of April 1974

Affiant Michael L. Upchurch

My commission expires: 1-30-78 (Affix Seal)

Notary Public A. V. Oakley

This is unimproved (X) improved ( ) property, known as 4914 Madeline Dr. (House Number) (Street) Nashville, Tenn. 37211 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

Michael L. Upchurch and wife, Sara H. Upchurch

their (XXXXX),

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 noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Michael L. Upchurch and wife, Sara H. Upchurch, their (successors), *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 5th day of April, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James Walter Reed

Geraldine Reed

This Instrument Was Prepared By

Phillip Saindon(gy)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Walter Reed and wife, Geraldine Reed

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 Nashville, Tennessee, this 5th day of April, 19 74

Commission expires 1-30-'78

Notary Public

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 ...

APR-8-74	CONV	20,532.57			
APR-8-74 S'TAX			A*	53.30	
APR-8-74 PR'FEE			A*	.50	
APR-8-74	W'DEED		A*	4.00	* 57.80

RECORDER'S USE
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received

WARRANTY DEED

FROM

JAMES WLATER REED, ET UX

TO

MICHAEL L.UPCHURCH, ET UX

OAKES AND SMITH REALTY CO., INC.

C 48857

IDENTIF. REFERENCE

APR 8 9 33 AM '74

FELIX E. W... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON