This instrument prepared by:
Henry E. Buckner, Jr.
3937 Gallatin Road
Nashville, Tennessee 37216

MAIL TO: JIM STEVENS REALTY, AUCTION

WARRANTY DEED

BOOK 4806 PAGE 405

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John B. Upchurch,Jr.Etux	Same	48-75-13D24600
(NAME)	(NAME)	
Stevens Lane		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of $10.00

Ten and----------no/00 *Dollars,*

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged and for the remainder we, John B.Upchurch,Jr.and wife Ruby Upchurch hereby agree to assume the unpaid balance of a vendors lein in the origional amount of $4800.00 payable $50.66 per month as contained in Deed Book 4499 Page264 and re-recor recorded in Deed Book 4512 Page 195.

We,William F. Allen and wife Peggy Ann S. Allen

has bargained and sold, and does hereby transfer and convey unto the said

John B.Upchurch,Jr. and wife Ruby Upchurch

their

heirs and assigns,

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

Land in the 13th. Civil District of Davidson County,Tennessee as follows:

Beginning at a point in Joe Barconi's line in the East margin of a 50 ft. roadway and running thence North 41 degrees West parallel to and 51 feet from the line of Christian and with the East margin of said 50 foot roadway 225 feet;thence North 27 degrees30minutes East parallel to Barconi's line 891 feet to Stevens'line on top of ridge;thence South-eastwardly with Stevens'line 190 feet to Barconi's corner of top of the ridge;thence with Barconi's line and fence South 27 degrees 30 minutes West 894 feet to the point of beginning and containing 3 acres more or less.

Being the same property conveyed to William F. Allen and wife Peggy Ann S. Allen,by deed from Rosa L.McCutchen Hill, in Book 4499 Page 264 and re-recorded in Book 4512 Page 195,Register's office for Davidson County, Tennessee.

Subject to terms of instrument of record in Book 3533 Page 449,concerning a fifty (50) Ft. wide right of way.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5500.00

Subscribed and sworn to before me, this the 28th day of March 1974.

John B. Upchurch Jr.
Affiant

My commission expires: ..., 19..
(Affix Seal)

Notary Public

STATE TAX PAID
MAR 29 1974
DAVIDSON COUNTY

This is improved (X) unimproved ( ) property, known as Stevens Lane, Nashville, Tennessee 37218
(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

John B.Upchurch,Jr. and wife Ruby Upchurch

their

heirs and assigns forever. Grantor covenants that they are *lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.* except as herin above stated.

Grantor further covenants and binds themselves, their heirs and assigns *to warrant and forever defend the title to said real estate to said*

John B.Upchurch,Jr. and wife Ruby Upchurch their

heirs and assigns, against the lawful claims of all persons.

Witness our *hand* s *this* 28th *day of* March, 1974.

William F. Allen

Peggy Ann S. Allen

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Jim Stevens, a Notary Public in and for said County and State, the within named William F. Allen and wife Peggy Ann S. Allen

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 28th day of March 1974

Commission expires My Commission Expires Sept 12, 1976

Jim Stevens
Notary Public

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

APR16'74	CONV	*5,500.00			
APR16'74	S'TAX		A*	14.30	
APR16'74	PR'FEE		A*	.50	
APR16'74	W'DEED		A*	4.00	* 18.80

MAIL TO: JIM STEVENS ATTY 1ST NATIONAL
3557 GALLATIN ROAD NASHVILLE, TENN.

WARRANTY DEED

FROM
William F. Allen, etux

TO
John B. Upchurch, Jr. etux

C 5 0 2 3 2

IDENTIF. REFERENCE

APR 16 2 34 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING