Prepared by: James H. Hill, Atty., 320 So. Gallatin Rd., Madison, Tenn. 37115

BOOK 4820 PAGE 959

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. & Mrs. James R. Upchurch	Same	
(NAME:) 714 Village Court	(NAME:)	56
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tenn. 37206	(STREET ADDRESS)	50 pt
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00) *DOLLARS*
Cash in hand paid and for other good and valuable considerations the receipt of which is hereby acknowledged.

JUN-3	CONV	*9,000.00			
JUN-3	S'TAX		A*	23.40	
JUN-3	PR'FEE		A*	.50	
JUN-3	W'DEED		A*	6.00	* 29.90

Finis A. Pierce and wife, Alta L. Pierce, the grantors *have bargained and sold, and by these presents do transfer and convey unto the said* James R. Upchurch and wife, Debbie L. Upchurch, the grantees and their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, more particularly described as follows: BEGINNING at an iron pin, the southeast corner of the tract herein described according to a survey by Ralph W. C. Lambert, revised Jan. 19, 1959, not of record, which said iron pin is north 14 deg. 36' west 270.5 feet from a spike located in the center of Bull Run Road, which said spike is north 60 deg. 15' east 580 feet from another spike in the center of said Bull Run Road, being the southwest corner of a tract of land conveyed to the grantors herein by deed from Eddie Benson, et vir, of record in Book 2093, page 365, Register's Office for Davidson County, Tennessee; thence north 14 deg. 30' west 1432 feet to an iron pin at a 6 inch maple tree; thence south 75 deg. 30' west 40 feet to an iron pin; thence south 10 deg. 22' east 1000 feet to an iron pin at a 30 inch elm; thence south 57 deg. 13' west 133 feet to an iron pin at a 6 inch beech; thence south 81 deg. East 96 feet to an iron pin at a 14 inch walnut; thence south 10 deg. 22' east 320 feet to an iron pin at a 24 inch box elder; thence north 87 deg 13' east 180 feet to the point of beginning.

To gether with an easement of way to said tract of land from the Bull Run Road, more particularly described as follows:

BEGINNING at an iron pin, the southeast corner of the within described tract; thence south 14 deg. 30' east 270.5 feet to an iron pin in the center of Bull Run Road; thence with the center of said Road south

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 9,000.00

Subscribed and sworn to before me, this the 24th day of May, 19 78

Affiant

My commission expires: 1-31-78 (Affix Seal)

Notary Public

60 deg. 15' West 20 feet to a point; thence northerly and parallel with the easterly line hereof to a point in the southerly margin of the tract herein described; thence south 87 deg. 13' east to the point of beginning.
Being the same property conveyed to Finis A. Pierce and wife, Alta L. Pierce from Lucien E. DeSheles, Sr. and wife, Mary A. DeSheles, as of record in Book 4721, page 894, R.O.D.C., Tennessee.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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 and 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.*

And we, the grantors *do further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees and their *heirs and assigns against the lawful claims of all persons whomsoever.*
Witness our *hand* s *this* 29th *day of* May, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Finis A Pierce
Alta L Pierce

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4820 PAGE 961

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named

Finis A. Pierce and wife, Alta L. Pierce

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 Madison, Tennessee, this 29th day of May, 1971

Notary Public.

Commission Expires 1-31-78

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

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 .

FILED FOR REFERENCE
1971 JUN 26 AM 7 14
DAVIDSON COUNTY, TENN.