THIS INSTRUMENT PREPARED BY:
Virginia J. Sloan, Broker
P. O. Box 395
Goodlettsville, Tenn. 37072

WARRANTY DEED

BOOK 4967 PAGE 542

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Ronald L. Upchurch	Same	15DA-5780
(NAME)	(NAME)	Map 72-5
904 Elvira Ave.		Pal 75
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37216		
(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, the receipt of which is hereby acknowledged and other good and valuable consideration, we

DOUGLAS H. WILLIAMS AND WIFE, BESSIE M. WILLIAMS

have this day bargained and sold, and do hereby transfer and convey unto the said RONALD L. UPCHURCH, a single man

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEING the easterly 70 feet of the westerly 120 feet of Lot No. 2 on the plan of certain lots in C.W. Waller's Subdivision of the John C. Anderson Home Place, as of record in Book 547, page 6, Register's Office for said County.

Said part of Lot No. 2 fronts 70 feet on the southerly side of Elvira Avenue and runs back between parallel lines 180 feet to a dead line.

BEING the same property conveyed to DOUGLAS H. WILLIAMS and wife, BESSIE M. WILLIAMS, by deed from H. H. MATTHEWS and wife, FLORENCE MATTHEWS, of record in Book 4821, page 830, said Register's Office.

Vendee, RONALD L. UPCHURCH, during the life of the outstanding debt, is to carry credit life insurance on his life, at his expense, payable to the first lien holder, H.H. Matthews and wife, Florence Matthews, so long as any part of said first mortgage is due and unpaid. Failure to do so constitutes an additional default along with all other defaults as normally provided in a foreclosure procedure.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $11,500.00

Subscribed and sworn to before me, this the 24th day of April 1975

Affiant Ronald L Upchurch

My commission expires: May 4, 1976 (Affix Seal)

Notary Public Virginia Sloan

This is improved ( ) unimproved (X) property, known as 904 Elvira Ave., Nashville, Tenn.
(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 RONALD L. UPCHURCH, a single man his *(successors), 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 for first mortgage held by H.H. Matthews and wife, Florence Matthews in the amount of $7,407.61.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* RONALD L. UPCHURCH, a single man his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 24th day of April, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Douglas H. Williams
DOUGLAS H. WILLIAMS

Bessie M Williams
BESSIE M. WILLIAMS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* Douglas H. Williams and wife, Bessie M. Williams

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 Goodlettsville, *Tennessee, this* 28th *day of* April, *19* 75

Virginia Sloan *Notary Public*

Commission expires May 1, 1976

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 .....

WARRANTY DEED

FROM

DOUGLAS H. WILLIAMS, ET UX

TO

RONALD L. UPCHURCH

PLEASE RETURN TO:

RONALD L. UPCHURCH
904 Elvira Ave.
Nashville, Tenn. 37216

Mrs. Frances Upchurch
Box 259 Simpsonville Rd.

C 95878

IDENTIF. REFERENCE

APR 28 10 43 AM

DAVIDSON COUNTY, TENNESSEE

Comptroller's

Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

APR28 75	CONV	11,500.00				
APR28 75	S'TAX		A*	29.90		
APR28 75	PR'FEE		A*	.50		
APR28 75	W'DEED		A*	4.00	*	34.40