STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 35,000. R. L. Upchurch
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 2nd DAY OF July 1975.
Deputy Register

BOOK 4928 PAGE 639

This instrument prepared by Hugh M. Carmichael, Attorney, Sparta, Tennessee.

Buyer:
Richard L. Upchurch
3812 Richland Ave.
Nashville, Tenn.

104-9
40 pw

WARRANTY DEED

THIS INDENTURE made and entered into on this the 12th day of February, 1975, by and between

BERTRAND L. UPCHURCH and wife, VIRGINIA FANCHER UPCHURCH, hereinafter referred to as the GRANTORS, and

RICHARD L. UPCHURCH,

hereinafter referred to as the GRANTEES.

WITNESS, That for and in consideration of the ~~sum of~~ love and affection we have for our son,

the receipt and sufficiency of which is hereby acknowledged, the said GRANTORS have this day bargained and sold and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, the following described tract or parcel of land, to-wit:

Lying and being in the Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being parts of Lots 199 and 201 in Block 10, Division "A", on the Plan of Richland Realty Company, as of record in Book 161, page 151, Register's Office for said County, described as follows: BEGINNING at a point in the northerly margin of Richland Avenue, 428 feet east of the easterly margin of Wilson Avenue, running thence northerly and parallel with the west margin of Christopher Street, 192.5 feet to a point on the southern margin of an alley; thence easterly along the southern margin of said alley 72 feet to a point; thence southerly in a line parallel with the western margin of Christopher Street, 192.5 feet to a point in the northerly margin of Richland Avenue; thence westerly with the said margin of Richland Avenue, 72 feet to the point of beginning.

Being the same property conveyed to Grantors by deed from George E. York et ux, which deed is recorded in Book _____, page _____, in the Register's Office for Davidson County, Tennessee.

The grantors herein named reserve a life estate for their joint lives in the above described property

PERSON RESPONSIBLE FOR PAYMENT OF TAXES
Guaranty Mortgage Co.
316 Union Street
Nashville, Tennessee
Map 104-9
Parcel 40

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever; and the said GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered, except Deed of Trust to Guaranty Mortgage Co., Book 3872, page 597.

The GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS our hands on this the day and date first above written.

D05289

IDENTIF. REFERENCE

JUL 2 1 38 PM '75

FEE X Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

Virginia F. Upchurch

Bertrand L. Upchurch

STATE OF TENNESSEE
COUNTY OF WHITE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bertrand L. Upchurch and wife, Virginia Fancher Upchurch, the bargainors, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, in Sparta, Tennessee, on this the 12th day of February, 1975.

DIANNA H. OFFICER NOTARY PUBLIC WHITE COUNTY, TENN.

Dianna H. Officer
Notary Public

My Commission expires: 7-21-75

STATE OF TENNESSEE, WHITE COUNTY
The foregoing instrument and certificate were noted in Note Book ____, Page ____ at ____ o'clock ____ M ____ 19 ____ and recorded in ____ Book ____ Page ____ State Tax Paid $ ____ Fee ____ Recording Fee ____ Total $ ____
Witness My hand.
Receipt No. ____

Register of Deeds for White County

STATE OF TENNESSEE WHITE COUNTY

FORM FOR OATH

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ ____, which amount is equal to or greater than the ~~amount which~~ the property or interest in property transferred would command at a fair voluntary sale.

JUL-25 75 CONV 30,000.00
JUL-25 75 S'TAX A* 78.00
JUL-25 75 PR'FEE A* .50
JUL-25 75 W'DEED A* 4.00

Affiant

Subscribed and sworn to before me this * 82.50 day of ____, 197___.

Notary Public or Register

My Commission expires: ____