N- record

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000.00

Brenda J. Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF February 1977.

R. Cox
~~Notary Public~~ Dep. Register

~~MY COMMISSION EXPIRES~~

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY

James W. Stinnett, Jr., Attorney, 108 South Main Street, Ashland City, TN. 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles R. Martin et ux (NAME)	Same (NAME)	M 39
Box 229 Simpkins Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	~~[illegible]~~
Whites Creek, TN. (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	P. 239

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joe Upchurch and wife, Frances Upchurch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles R. Martin and wife, Brenda J. Martin

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of the Subdivision of the Joe Upchurch Property, as shown on plat of record in Book 5060, page 94, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Simpkins Road, the SE corner of this lot and NE corner of Lot No. 96 on said Subdivision; thence along the common line of said Lots Nos. 96 and 230, S 77° 07' W 252.93 feet and S 84° 11' W 656.53 feet to a point, the NW corner of Lot No. 96, and SW corner of this lot; thence leaving Lot No. 96, N 47° 0' W 40.0 feet to a point; thence along the common line of this lot and M. R. Davis, N 75° 0' E 898.61 feet to a point in the westerly margin of Simpkins Road; thence along said margin, S 24° 0' E 150.0 feet to the point of beginning.

BEING a part of the same property conveyed to Joe Upchurch and wife, Frances Upchurch, by deed from Martin R. Davis and wife, Macie T. Davis, of record in Book 3157, page 391, Register's Office for Davidson County, Tennessee.

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

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, 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of February, 19 77

Joe Upchurch

Frances Upchurch

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STATE OF TENNESSEE
~~Davidson~~ County
Cheatham

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

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 Ashland City, Tennessee, this 24th day of February, 1977.

Commission expires 10-17-78

Janet M. Coulter
Notary Public

NOTARY PUBLIC CHEATHAM COUNTY

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
JOE UPCHURCH et ux

TO
CHARLES R. MARTIN et ux

D 90970

IDENTIF. REFERENCE

FEB 25 1 37 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Re-record

FEB25 [illegible] $3,000.00
FEB25 TAX B* 5.20
FEB25 FAFEE B* .50
FEB25 DEED B* 4.00 * 9.70

E14442

IDENTIF. REFERENCE

JUL 14 2 49 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

JUL14 MISC B* 4.00 * 4.00