This instrument was prepared by B. J. Boyd, Atty., Ashland City, Tenn

WARRANTY DEED

BOOK 5232 PAGE 883

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mrs. Frances Upchurch	same	Map 60 16
Route 1, (NAME:	(NAME:	
Simpkins Road,		Par. 140
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, Tenn. 37189		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of SEVEN THOUSAND SEVEN HUNDRED AND NO/100 ($7,700.00) *DOLLARS*

of which $4,429.50 has been paid in cash by Frances Upchurch, the receipt of which is hereby acknowledged, and for the balance, $3,270.50, the said Frances Upchurch has assumed and agreed to pay the unpaid balance of a certain note dated March 6, 1970, in the original amount of $5,450.00, payable to the order of Lena G. Hewitt, the unpaid balance now being $3,270.50, said note being secured by lien retained in Deed from Lena Hewitt to John F. Kunz and wife, Annie Upchurch Kunz, of record in Book 4403, Page 526, Register's Office for Davidson County, Tennessee, we, John F. Kunz and Annie Upchurch Kunz, (formerly husband and wife)

have bargained and sold, and by these presents do transfer and convey unto the said Frances Upchurch and her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being parts of Lots Nos. 90 and 91, Capital View Subdivision, of record in Book 974, Pages 52 and 53, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Capital View Avenue, 2 feet west of the common corners of Lots Nos. 91 and 92 in said Plan (Walden's northwest corner); thence in a southerly direction in a straight line parallel with the dividing line between lots 91 and 92, 334 feet more or less, to a point in the rear boundary line of Lot 91, 93 feet to a point at an iron pin, a common corner of Lots Nos. 90 and 91; continuing thence in a westerly direction along the rear boundary line of said Lot 90, 2 feet to a point; thence in a northerly direction in a line parallel with a dividing line between said Lots Nos. 90 and 91, 339 feet more or less to a point in the southerly margin of Capital View Avenue; thence easterly along the southerly margin of Capital View Avenue, 100 feet to the beginning.

And being the same property conveyed to John F. Kunz and wife, Annie Upchurch Kunz, by deed from Lena G. Hewitt, of record in Book 4403, Page 526, Register's Office for Davidson County, Tennessee. The said John F. Kunz and Annie Upchurch Kunz, are now divorced.

STATE OF TENNESSEE, COUNTY OF Cheatham

The actual consideration or value whichever is greater, for this transfer is $ 7,700.00

Subscribed and sworn to before me, this the 6th. day of December, 1977

Affiant

My commission expires Jan. 21, 1979 (Affix Seal)

Notary Public

The said Frances Upchurch joins herein for the purpose of agreeing to the terms of said sale, and the assumption of the unpaid balance of the note herein described.

Grantors reserve possession of said property until January 6, 1978.

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 Frances Upchurch, and her ..... *heirs and assigns, forever.*

And we *do covenant with the said* Frances Upchurch and her heirs and assigns, *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.*, except lien retained in deed above referred to, subject to which this conveyance is made.

And we, John F. Kunz and Annie Upchurch Kunz, *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* Frances Upchurch, and her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s, *this* 6th. *day of* December, *19*77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John F. Kunz

Annie R. Kunz

Frances Upchurch

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ CHEATHAM

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* John F. Kunz and Annie Upchurch Kunz, and Frances Upchurch,

*the 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 Ashland City, *Tennessee, this* 6th *day of* December, *19* 77.

Rebecca Stewart, *Notary Public.*

Commission Expires Jan. 21, 1979.

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.....

BOOK 5232 PAGE 886

WARRANTY DEED

FROM

JOHN F. KUNZ AND

ANNIE UPCHURCH KUNZ

TO

FRANCES UPCHURCH

E 41547

IDENTIF. REFERENCE

DEC 13 1 28 PM '77

FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

DEC 13 77	CONV	*7,700.00			
DEC 13 77	S'TAX		B*	20.02	
DEC 13 77	PR'FEE		B*	.50	
DEC 13 77	W'DEED		B*	8.00	* 28.52