This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

John B. Upchurch, Jr. and wife,
Ruby J. Upchurch

TO

Ezell Dickerson, Trustee

For draftsman's use

This instrument prepared by:
Tom G. Coleman, Jr., Attorney
3937 Gallatin Road
Nashville, Tn. 37216

BOOK 5555 PAGE 998

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ezell Dickerson, Trustee (NAME)	Same (NAME)	71- 15
C/O Jim Stevens Rlty. 3937 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	76
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

F 7242 RUSH

IDENTIF. REFERENCE

JAN 16 10 49 AM '80

FELIX Z. WILKINSON III REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS:

$ 8500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF January, 19 80

Notary Public

MY COMMISSION EXPIRES: [illegible] 13, 1982

(AFFIX SEAL)

For and in Consideration of the sum of $10.00

Ten and no/100---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantee has assumed and agreed to pay the remaining unpaid balance of a certain note which is secured by Installment Deed of record in Book 5334, Page 534, Register's Office for Davidson County, Tennessee.

We, John B. Upchurch and wife, Ruby J. Upchurch have bargained and sold, and by these presents do transfer and convey unto the said Ezell Dickerson, Trustee, with full power to mortgage, sell, transfer and convey without the joinder of any beneficiary, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 40 and the easterly part of Lot No. 39 on the Map of Eastmoreland Place, of record in Book 161, page 170, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the North margin of Eastmoreland Avenue at the corner of Lots Nos. 40 and 41; thence with a line between said lots northerly 140 feet to a point in the south margin of an alley; thence with the margin of said alley westerly 65.5 feet to a point which is 34.5 feet east of the corner of Lot Nos. 38 and 39; thence southerly 68 feet to a point which is 17 feet west of the line between lot Nos. 39 and 40; thence westerly 7 feet to a point; thence southerly 72 feet to the north margin of Eastmoreland Avenue; thence with a margin of the same, easterly 74 feet to the point of beginning.

Being the same property conveyed to John B. Upchurch and wife, Ruby J. Upchurch by deed of record in Book 5334, page 534, Register's Office for Davidson County, Tennessee.

01/16 28.60- CHECK

7557

MAIL TO: JIM STEVENS CITY. AUCTION
3937 GALLATIN P[illegible]VILLE, TENN.

BOOK 5555 PAGE 999

WD-2

This is unimproved ( ) improved (X) property, known as 127 Eastmoreland Ave., Nashville, Tenn. 37207
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ezell Dickerson, Trustee his heirs and assigns, forever.

And we do covenant with the said Ezell Dickerson, Trustee 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, John B. Upchurch and wife, Ruby J. Upchurch do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Ezell Dickerson, Trustee his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 14th day of January, 19 80

Ruby J. Upchurch
John B. Upchurch Jr.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edna Earle Carney, a Notary Public in and for said County and State, the within named John B. Upchurch, Jr. and wife, Ruby J. 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 Nashville, Tennessee, this 14th day of January, 19 80

Edna Earle Carney, Notary Public.

Commission expires My Commission Expires Jan. 12, 1982

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 .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF Book 5555 Page 999-A

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

8500.00- CO
22.10 CO TX
.50 PRFEE
6.00 WDEED
CHECK 28.60-
7657A01/16/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 72426

IDENTIF. REFERENCE T

JAN 16 10 49 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 737064