This instrument prepared by: Homer R. Ayers, Attorney at Law, 223 Madison Street, Madison, TN 37115

WARRANTY DEED

BOOK 5565 PAGE 136

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD LEE UPCHURCH, ET UX	Same	Map 39
(NAME) Box 229 Simpsonville, Ky.	(NAME)	Par 13.1 Is
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

FRANCES DICKERSON McCULLOUGH, single

have this day bargained and sold, and do hereby transfer and convey unto the said RONALD LEE UPCHURCH AND WIFE, BECKY UPCHURCH, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

Land in the 14th, formerly the 24th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Johnson, Engineers, June 5, 1962, as follows: BEGINNING at a point in the center of Old Hickory Boulevard North 38° 48' east 184.8 feet and North 35° 19' east 44.2 feet from the intersection of the center line of Carney Road and said Boulevard; thence South 64° 41' east 203.5 feet; thence South 86° east 185 feet, more or less, to Gardner's western boundary line; thence with same North 1° 04' west 235.5 feet; thence North 65° 32' west 251 feet, more or less, to the center of said Boulevard; thence with same South 26° 29' west 15 feet, South 29° 38' west 100 feet, South 32° 14' west 100 feet and South 35° 19' west 55.8 feet to the beginning, containing 2 acres, more or less.

BEING the same property conveyed to Frances Dickerson by deed from W. C. Gifford, et ux, of record in Book 4649, page 684, Register's Office for Davidson County, Tennessee; the said Frances Dickerson having since married and subsequently divorced and now being Frances Dickerson McCullough.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 15,500.00

Subscribed and sworn to before me, this the 6th day of February 19 80

Affiant Ronald Lee Upchurch

My commission expires: 3-14-81 (Affix Seal)

Notary Public

This is unimproved / improved property, known as (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 Grantees, their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 6th day of February, 19 80 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frances Dickerson McCullough

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,*

FRANCES DICKERSON McCULLOUGH, single

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* [illegible] *day of* February, *19*80.

Notary Public

Commission expires 2-14-81

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 .....

2119 02/11 46.80- CHECK

WARRANTY DEED

FROM

FRANCES DICKERSON McCULLOUGH

TO

RONALD LEE UPCHURCH, ET UX

F 76020

IDENTIF. REFERENCE

FEB 11 1 06 PM '80

FELIX Z. NELSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5565 PAGE 138

RECEIVED OF _____

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

15500.00- CO
40.30 CO TX
.50 PRFEE
6.00 WDEED
CHECK 46.80-
2119A02/11/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76020

IDENTIFICATION REFERENCE

FEB 11 1 05 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 741457