This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5597 PAGE 30

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NUMBERS
Eugene Upshaw and wife, Helen C. Upshaw (NAME)	First Federal S. & L. Assn. (NAME)	75-9-169
228 Bonnafield Drive (STREET ADDRESS OR ROUTE NUMBER)	4th & Union (STREET ADDRESS)	
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Nashville, Tn. 37219 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00)---------- *Dollars,*
cash in hand paid by Eugene Upshaw and wife, Helen C. Upshaw and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Eugene Upshaw and wife, Helen C. Upshaw have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $24,000.00, secured by deed of trust of record in Book 4648, page 115, Register's Office for Davidson County, Tennessee,

We, Clyde E. Easter and wife, Ethel S. Easter

have this day bargained and sold, and do hereby transfer and convey unto the said Eugene Upshaw and wife, Helen C. Upshaw *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 947 on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, page 24, Register's Office of Davidson County, Tennessee.
Said Lot No. 947 fronts 80 feet on the southerly margin of Bonnafield Drive and extends back between lines measuring 130.2 feet on the westerly line and 140.8 feet on the easterly line, to a line in the rear which measures 80.7 feet.

Being the same property conveyed to Clyde E. Easter by deed from Robert W. Maddox and wife, Mary R. Maddox, of record in Book 5547, page 517, Register's Office for said County.

This conveyance is subject to the plan of record in Book 3600, page 24, said Register's Office, shows an Owner's Certificate, a 45-foot minimum building setback line from Bonnafield Drive, and a 10-foot easement for public utility purposes, a 5-foot public utility easement and a 2.5 X 30 foot utility anchor easement; and restrictive covenants of record in Book 3643, page 242, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 30th day of April 19 80

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 228 Bonnafield Drive, Hermitage, Tennessee 37076
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto 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. except for 1980 taxes which are prorated and assumed by the purchasers.

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.

Whenever 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 30th *day of* April *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.*

Clyde E. Easter

Ethel S. Easter

Clyde E. Easter

Ethel S. Easter

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Clyde E. Easter and wife, Ethel S. Easter

the within named 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 Nashville, *Tennessee, this* 30th *day of* April, *19* 80

Mary Ensey *Notary Public*

Commission expires 4/8/84

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 .....

5638 05/01 123.50- CHECK

WARRANTY DEED

FROM
Clyde E. Easter and wife,
Ethel S. Easter

TO
Eugene Upshaw and wife,
Helen C. Upshaw

F 87528

IDENTIF. REFERENCE

MAY 1 9 59 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

Return to Chicago Title Ins. Co.
238347

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5597 PAGE 32

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
			45000.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			6.00 MDELD	
			CHECK	123.50-
			6632AM5/31/80 CHL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F87528

IDEL-[illegible] REFERENCE

MAY 1 9 59 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 755414