TO: -
Third National Bank
P. O. Box 76
Nashville, TN 37202
3876 06/12 56.16- CHECK

BOOK 5612 PAGE 57

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$19,058.47 Frances Upchurch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 1980

Notary Public

MY COMMISSION EXPIRES: 12/13/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. (NAME) 311 Plus Park Blvd, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe F. & Frances J. Upchurch (NAME)	SAME (NAME)	72-6-190
1047 E. Trinity Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	72-5-106
Nashville, Tn. 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DA 5050 15DA 5250

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, Doris A. Peacemaker, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe F. Upchurch and wife, Frances J. Upchurch

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:

TRACT I: Being Lot No. 23 on the Map of the Subdivision of the Casper Zopfi Place, as of record in Book 332, page 167, Register's Office for Davidson County, Tennessee.

SAID Lot No. 23 fronts 50 feet on the northerly side of Countess Street as widened and runs back between parallel lines 145 feet to an alley.

TRACT II: Being Lots Nos. 25 and 26 on the Revised and Corrected Map of Casper Zopfi Place, as of record in Book 547, pages 21 and 22, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 25 and 26 front 50 feet each on the southerly side of Zopfi Street and run back between parallel lines 145 feet to an alley.

BEING the same property conveyed to Doris A. Peacemaker by deed from Oscar E. England and Roger E. England as of record in Book 4852, page 211 and correction deed of record in Book 4943, page 55, said Register's Office.

GRANTEES hereby assume and agree to pay the mortgage held by Third National Bank as of record in Book 5590, page 39, said Register's Office. 1980 taxes have been prorated and assumed by Grantees.

THIS conveyance is made subject to an easement for sanitary sewers and/or storm drainage of record in Book 4236, page 199, said Register's Office.

THIS conveyance is made subject to an easement for right of ways of record in Book 1681, page 99 and in Book 1727, page 604, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 1047 East Trinity Lane (House Number) (Street) Nashville, Tennessee 37216 (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 my hand this 23rd day of May, 1980

Doris A. Peacemaker

STATE OF TENNESSEE
Davidson County

BOOK 5612 PAGE 58

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris A. Peacemaker

the 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 Nashville, Tennessee, this 23rd day of May 1980

Commission expires 7/10/81

Notary Public

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

Doris A. Peacemaker, single person

TO

Joe F. Upchurch and wife,

Frances J. Upchurch

F. 9 3 1 6 3

IDENTIF. REFERENCE

JUN 12 1 18 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX #24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5612 PAGE 59

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
			19058.47- CO	
			49.65 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	56.15-
3876A06/12/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.9.3.1.63

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IDENTIF. REFERENCE

JUN 12 1 18 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 761573