BOOK 5672 PAGE 774

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$39,641.18 Sandra Upchurch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 19 80.

Irene W. Filson
Notary Public

MY COMMISSION EXPIRES: 7/29/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 640 Spence Lane, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Upchurch (NAME)	Commerce Union Bank (NAME)	148-8-232
4717 Long Branch (STREET ADDRESS OR ROUTE NUMBER)	Post Office Box 2546 (STREET ADDRESS)	
Antioch, Tn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	2DU-70529

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, I, Carolyn M. Springer, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra 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:

LAND in Davidson County, Tennessee, being Lot No. 72 on the plan of Section Nine, Terragon Trails, of record in Book 5200, page 85, Register's Office for said County.

SAID Lot No. 72 fronts 54.03 feet on the westerly margin of Long Branch and extends back 121.76 feet on the northerly line and 124.32 feet on the southerly line to a dead line in the rear, measuring 78.30 feet thereon.

BEING the same property conveyed to Carolyn M. Springer by deed from Marion Thurman and wife, Eva M. Thurman of record in Book 5502, page 824, Register's Office for Davidson County, Tennessee.

GRANTEES hereby assume and agree to pay the mortgage held by Commerce Union Bank as of record in Book 5502, page 827, Register's Office for Davidson County, Tennessee. Escrow account and insurance to be transferred to Grantee.

THIS conveyance is subject to restrictive covenants of record in Book 5341, page 983, said Register's Office and such easements, limitations and setback lines as shown on the plan of record in Book 5200, page 85, said Register's Office.

unimproved ( )
This is improved (XX) property, known as 4717 Long Branch (House Number) (Street) Antioch, TN 37013 (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 29th day of October, 19 80

Carolyn M. Springer

Carolyn M. Springer

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carolyn M. Springer

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 29th day of October 1980

Commission expires 7/19/81

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

G. I. 5 5 1 3

WARRANTY DEED

FROM
Carolyn M. Springer

TO
Sandra Upchurch

IDENTIF. REFERENCE

Oct 31 4 11 PM '80

FILE BOX #24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF ~~BOOK~~ 5672 ~~PAGE~~ 776

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
			~~55641.13-~~	CO
			102.96	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 109.46-
			2012A10/31/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.5 5 1 3

T
IDENTIF. REFERENCE

OCT 31 4 11 PM '80

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 789548