OFFICIAL RECEIPT

WARRANTY DEED

BOOK 5928 PAGE 974

STATE OF TENNESSEE }
COUNTY OF _____ }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000

Sherry Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF August 19 82

[illegible]
Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sam M. Balthrop, attorney at law, 205 North Main St., Ashland City, Tennessee 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. James Brown (NAME)	Same (NAME)	15DA-5780
904 Elvira Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 72-5
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 75

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, Ronald L. Upchurch and Frances Upchurch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Brown and wife Sherry Brown

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:

being the easterly 70 feet of the westerly 120 feet of Lot No. 2 on the plan of certain lots in C. W. Waller's Subdivision of the John C. Anderson home place, as of record in Book 547, page 6, in the Register's office for Davidson County; said part of Lot No. 2 fronts 70 feet on the southerly side of Elvira Avenue and runs back between parallel lines 180 feet to a dead line;
being the same land conveyed to Ronald L. Upchurch by deed of record in Book 4907 at page 542 in the Register's office of Davidson County, Tennessee; and the same land a one-half interest in which was conveyed to Frances Upchurch by deed recorded in Book 4945 at page 705 in the said Register's office;
Joe F. Upchurch, husband of Frances Upchurch, and Becky Upchurch, wife of Ronald Upchurch have joined in this conveyance to convey any marital interest which either might have in the above-described property.

This is unimproved ( ) improved (X) property, known as 904 Elvira Avenue, Nashville, Tennessee 37216
(House Number) (Street) (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 our hands this 24th day of August, 19 82

Ronald Upchurch — Joe F Upchurch
Frances Upchurch — Becky Upchurch

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF CHEATHAM

BOOK 5928 PAGE 975

Personally appeared before me, Sondra Frazier Duncan, a Notary Public in and for said County and State, the within named Ronald L. Upchurch, Frances Upchurch, Becky Upchurch, and Joe D. Upchurch

the 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 Ashland City this 24th day of August, 19 82

Commission Expires April 6th, 1986 Sondra Frazier Duncan, Notary Public.

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
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 / as such} and , being authorized so to do, executed the foregoing instrument for the purpose 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

H 0 5 6 9 2

IDENTIF. REFERENCE

AUG 25 11 13 AM '82

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM

RONALD UPCHURCH and

FRANCES UPCHURCH

TO

JAMES BROWN et ux.

SHERRY BROWN

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Abstract Division of Servco

Compliments of

Title Associates, Inc.

REPRESENTING

USLIFE TITLE INSURANCE
Company of New York

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5928 PAGE 976

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
			12000.00- CO	
			31.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	37.70-
			5338A08/25/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O.5692

IDENTIF. REFERENCE

AUG 25 11 13 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 898628