FORM NO. WB-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Mark F. Upshaw
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December, 19 83

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark F. Upshaw (NAME)	Third National Mortgage Company (NAME)	19W-18420
1027 Mansfield Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2628 (STREET ADDRESS)	83-5
Nashville, TN. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	160.00

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, Iness Ellingboe Kellogg, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mark F. Upshaw and wife, Virginia D. Upshaw, as tenants by the entirety

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 southerly 150 feet more or less, of Lot No. 6 and a 10-foot strip lying between Lot No. 6 and Mansfield Avenue, as now established on the Plan of D. H. Bailey's property as of record in Plat Book 421, page 65, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Mansfield Avenue, as now established, at a point 250 feet east of the easterly margin of Bailey Street, said point being opposite the corner of Lots Nos. 6 and 7; thence northwardly 10 feet to the corner of Lots Nos. 6 and 7 continuing in the same direction and with the line between said two lots 150 feet more or less, in all, 160 feet more or less, to a point; thence eastwardly 50 feet to the dividing line between Lots Nos. 5 and 6; thence southwardly 160 feet more or less to the northerly margin of said Mansfield Avenue; thence with said Avenue westwardly 50 feet to the beginning.

BEING the same property conveyed to Harold Fred Kellogg and wife, Iness Ellingboe Kellogg by deed of record in Book 1634, page 473, Register's Office for Davidson County, Tennessee. The said Harold Fred Kellogg having since died.

This conveyance is subject to 10 foot strip & R.O.W. as proposed on recorded plat of record in Plat Book 421, page 65, said Register's Office.

THIS conveyance is subject to a 12 foot alley easement of record in Deed Book 2651, page 537, Register's Office for said County.

THIS conveyance is subject to any and all existing easements of record.

CHECK
This is unimproved (X) improved ( ) property, known as 1027 Mansfield Avenue, Nashville, TN. 37206
(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 seised 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

12/27 94 90

Witness my hand this 22nd day of December, 19 83

Iness Ellingboe Kellogg
Iness Ellingboe Kellogg, a widow

1930

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Iness Ellingboe Kellogg, a widow

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 22nd day of December 19 83

Commission expires 4-19-87

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
Iness Ellingboe Kellogg, a widow

TO
Mark E. Upshaw
Virginia D. Upshaw

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217
file Box #24

FILED
IDENTIF. REFERENCE
DEC 27 12 23 PM '83

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

RECEIVED OF _____

FOR _____

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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

34000.00- CAMT.
80.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 94.90-
1930A12/27/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

RECEIVED
IDENTIFICATION REFERENCE
Dec 27 12 33 PM '83

No. 2473