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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,040.65

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 19 84

Notary Public

MY COMMISSION EXPIRES: Dec 19 1986

(AFFIX SEAL)

BOOK 6208 PAGE 534

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE OF TENNESSEE, INC.
Realtors Building 306 Gay Street Suite 203 Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Upchurch (NAME)	Chemical Mortgage Company (NAME)	60-16-152
2735 Jones Avenue (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	

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, Buford L. Smith and wife Catherine H. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert E. Upchurch and wife Gina W. 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:

Being the southerly 75 feet of Lot No. 6 on the Plan of JOYWOOD HEIGHTS, not of record, and described as follows:

Beginning at a point on the easterly margin of Jones Avenue, at the common corner of Lots 5 and 6; thence with the line between said lots, easterly 591 feet to a point; thence northerly 75 feet to the southeast corner of a part of said lot conveyed by Don Lewis Greene, by deed of record in Book 2093, page 101, Register's Office for Said County; thence along his south line westerly 587.5 feet, more or less, to the easterly margin of Jones Avenue; thence with the margin of the same southerly 75 feet to the beginning.

Being the same property conveyed to Buford L. Smith and wife Catherine H. Smith by deed from Curtis P. Moore and wife, Sheila S. Moore, recorded in Book 5643 at page 161, Registers Office for said County.

This conveyance is subject to taxes for the year 1984 and subsequent years, easements and restrictive covenants of unrecorded plan of JOYWOOD HEIGHTS, SectionIII, and Deed of Trust for the benefit of The Galbreath Mortgage Company, recorded in Book 5331 at page 176, Register's Office for Davidson County, which the Grantees herein agree to assume and pay.

The Grantees further hereby assume the obligations of Curtis P. Moore and wife, Sheila S. Moore under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned.

This is unimproved ( ) improved (X) property, known as 2735 Jones Avenue, Nashville, Tennessee
(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 hand s this 5 day of January, 19 84

Buford L. Smith

Buford L. Smith

Catherine H. Smith

Catherine H. Smith

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Brent A. Campbell, a Notary Public in and for said County and State, the within named Buford L. Smith and wife Catherine H. Smith

or proved to me on the basis of satisfactory evidence

the bargainors, 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 5 day of January, 1984.

Commission expires Jan. 19, 1986

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
BUFORD L. SMITH and wife,
CATHERINE H. SMITH

TO
ROBERT E. UPCHURCH and wife,
GINA W. UPCHURCH

SOUTHEAST TITLE
OF TENNESSEE, INC.
Realtors Building
306 Gay Street Suite 203
Nashville, Tennessee 37201

01/05 107.90- CHECK

49516

IDENTIF. REFERENCE

JAN 6 1 45 PM '84

4074

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

39040.65- CAMT.
101.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 107.90-
4074A01/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49516

IDENTIFICATION REFERENCE

JAN 5 1 45 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 4555