FORM NO. WD-1

BOOK 6246 PAGE 886

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 6,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF January, 1980

Notary Public

MY COMMISSION EXPIRES: 1-25-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. W. Rutherford, Atty., 216 3rd Ave., N., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John F. Smith, et ux (NAME)	NEW OWNER (NAME)	Map 70-7
1014 Alice Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 44
Nashville, TN 37218 (CITY) (STATE) (P. O. ZIP)	(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, Joe Upchurch and Frances Upchurch

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John F. Smith and wife, Betty Smith

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 westerly 50 ft. of Lot No. 27 on the Map of J. S. Spurlock Lands, not of record, described according to a survey made by Erle Drake, County Surveyor, dated April 21, 1925, as follows:

Beginning in the center of Alice Avenue at a point 350 feet west of the northwest corner of the property conveyed to Norman E. Gray and wife, by deed from M. H. Webb and wife, of record in Book 2447, page 189, Register's Office for said County, being the corner of Lots Nos. 19 and 27; thence S 204° East 225 feet to the Cumberland River; thence with said River eastwardly 50 feet; thence northwardly 232-1/2 feet, more or less, to the center of Alice Avenue; thence with the center of said Avenue westwardly 50 feet to the beginning.

Being the same property conveyed to Joe Upchurch and Frances Upchurch by deed from John Givens and wife, Jewel M. Givens, of record in Book 5350, page 619, RODC, Tennessee.

THIS PROPERTY IS NOT SUBJECT TO FLOODING.

This is unimproved ( ) improved (X) property, known as 1014 Alice Avenue, Nashville, TN 37218
(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 _____ hand _____ this 21st day of January, 1980

Joe Upchurch

Frances Upchurch

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Upchurch and Frances 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 Nashville, Tennessee, this 21st day of January 1980

Commission expires 7/13/1983

Sharon Lane Williams
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Sharon Lane Williams, a Notary Public within and for the State and County aforesaid, personally appeared Mr & Mrs Joe Upchurch and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the owners and Sellers respectively of the the within named bargainor, a corporation, and that (he) (they) as such Joe Upchurch and Frances Upchurch being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe Upchurch as such ~~Joe Upchurch~~ and attesting the same by the said Frances Upchurch as such Frances Upchurch.

Witness my hand and official seal at office at Nashville this the 21st day of January, 1980

My commission expires July 17, 1983

Sharon Lane Williams
Notary Public

WARRANTY DEED

FROM
Joe Upchurch and Frances Upchurch

TO
John F. Smith, et ux

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

I 0 8 0 1 9

IDENTIF. REFERENCE

MAR 12 10 10 AM '84

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF BOOK 6246 PAGE 888

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
			6000.00- CAMT.	
			15.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	22.10-
9184A03/12/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 108019

IDENTIF. REFERENCE

MAR 12 10 10 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 19213