This deed prepared by David J. Entz, Attorney, POB 706, Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Sherry Brown	Same	
(NAME)	(NAME)	Map 39 Par 96
5369 Simpkins Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash 37069 Tenn.		BOOK 6399 PAGE 691
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, Dollars, the receipt of which is hereby acknowledged, we, Joe Upchurch and wife, Frances Upchurch, hereinafter called the grantors, have bargained and sold, and do hereby transfer and convey unto James Brown and wife, Sherry Brown, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows: to wit:

Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by C. J. Carney, Surveyor, dated Oct. 10, 1960, as follows:

~~have this day bargained and sold, and do hereby transfer and convey unto the said~~

Beginning at a point in the centerline of Simpkins Road, marked on said survey, "Martin R. Davis", being the northeast corner of this tract; thence along the centerline of said Road, and leaving said ~~(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:~~ Road, South 24° East 266.6 feet to a point; thence South 14° 30' West 100 feet to a point in a fence line, in the north line of the land of J. Warren Carney; thence along said fence, and along said Carney's line, North 86° 30' West 930 feet to a point; thence north 47° West 65 feet to a point; thence North 66° East 965 feet to the point of beginning, containing 4.48 acres, more or less.

Being part of the property conveyed to Martin R Davis and wife, Macie T. Davis, by deed from Helen W. Liebhart, et al, as of record in Book 2992, page 606, said Register's Office.

Being the same property conveyed to Joe Upchurch and wife, Frances Upchurch, by deed from Martin R. Davis and wife Macie T. Davis as of record in Book 3157, page 391, said Register's Office, except those two acres, more or less conveyed to Charles R. Martin and wife, Brenda J. Martin by deed from Joe Upchurch and wife, Frances Upchurch, of record in Book 5118, page 611, and re-recorded in Book 5171, page 185 of said Register's Office. Description: Beginning at a point in the westerly margin of Simpkins Road, the SE corner of this lot and NE corner of Lot No. 96 on said Subdivision; thence along the common line of said Lots Nos. 96 and 230, S 77° 07 ' W 252.93 feet and S 84° 11'; W 656.53 feet to a point, the NW corner of Lot No. 96, and SW corner of this lot; thence leaving Lot No. 96, N 47° 0' W 40.0 feet to a point; thence along the common line of this lot and M. R. Davis, N 75° 0' E. 898.61 feet to a point in the westerly margin of Simpkins Road; thence along said margin, S. 24° 0' E 150 feet to the point of beginning.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000

Subscribed and sworn to before me, this the 4th day of October 19 94

Affiant Sherry Brown

My commission expires: _____ (Affix Seal)

Notary Public B Edwards - Dep. Reg.

This is ~~unimproved~~ ( ) improved (X) property, known as Route # 1, Box 229, Simpkins Road, White's Creek, TN
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James Brown and wife, Sherry Brown, their

(successors), heirs and assigns forever. we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said James Brown and wife, Sherry Brown, and their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this day of ~~July~~ September 20, 1994 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Joe Upchurch

Frances Upchurch

7138

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ~~JOE~~ DAVID J. ENTZ, *a Notary Public in and for said County and State,* JOE UPCHURCH and FRANCES UPCHURCH

the within named 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* 28th *day of* September, *19* 84

Commission expires Jan 19, 1988 David J Entz *Notary Public*

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

MAIL TAXES

I 5 5 3 0 7

T
IDENTIF. REFERENCE

OCT 9 2 47 PM '84
REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Joe and Frances Upchurch

TO
James and Sherry Brown

Compliments of
Madison Title Company
333 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6399 PAGE 693

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

50000.00- CAMT.
130.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.50-
7130A10/09/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 5 3 0 7

IDENTIF. REFERENCE

Oct 9 2 47 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0075472