Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Joseph H. Upchruch and wife, Barbara M. (Lee) Upchurch 516 St. Paul Court Hermitage, TN 37076	Same	Map No. 75-4 Parcel No. 149 4D 65210
This instrument prepared by: Boult, Cummings, Conners & Berry (BAS) P.O. Box 198062, Nashville, Tennessee 37219		

File

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Joel C. Boston and wife, Penny H. Boston, ("Grantors") have bargained and sold, and hereby transfer and convey to Joseph H. Upchurch and wife, Barbara M. (Lee) Upchurch, ("Grantees"), Grantees' heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantees, Grantees' heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantees.

2. Plan of record in Book 4460, page 19, Register's Office for Davidson County, Tennessee.

Grantors covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantees, Grantees' heirs and assigns against the lawful claims of all persons.

Executed this 15th day of February, 1985.

Joel C. Boston (Grantor)

Penny H. Boston (Grantor)

3699 02/25 '85 04:48 PM CHECK
T
IDENTIF. REFERENCE
FEB 25 11 14 AM '85
FELIX A. HALL, JR. II REGISTER
DAVIDSON COUNTY, TN

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $67,927.38.
[
[Joel C. Boston
[Affiant
[
[Subscribed and sworn to before me this 15th day of
[February, 1985.
[
[John M. Gossett
[Notary Public
[My commission Expires: 10/19/86

This is improved property, known as
516 St. Paul Court, Heritage, Tennessee 37076.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John M. Gossett, a Notary Public in and for said County and State, the within named Joel C. Boston and wife, Penny H. Boston, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 15 day of February, 1985.

John M. Gossett
Notary Public

My Commission Expires: 10/19/86

EXHIBIT "A"

A certain Tract or Parcel of land in Davidson County, State of Tennessee, described as follows; to-wit:

Being Lot No. 426 on the Plan of Tulip Grove, Section 6, which is of record in Book 4460, page 19, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joel C. Boston and wife Penny H. Boston by deed from David J. McMahon and wife Maureen V. McMahon of record in Book 5805, page 618, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 6498 PAGE 673

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
			6792.38-	CAMT.
	VB		6792.38	CAMT.
			67927.38-	CAMT.
			176.54	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	186.04-
			3699A02/25/85 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1:8:5 1:4:8

IDENTIF. REFERENCE

Feb 25 11 14 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 111026