THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Roy H. Upton, Jr., ETUX 416 Highland Height Goodlettsville, TN. 37072	Same as new owner	Map 18-16 Part 193 GO-13874

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, JOE D. ADAMS and wife, NANCY ADAMS and FRANK R. TINNON, JR., LESLIE T. AYERS and MARIE TINNON, individually and as Executrix of the Estate of Frank R. Tinnon, Sr., deceased, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto the said ROY H. UPTON, JR. and wife, RITA UPTON, hereinafter referred to as 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 Lot No. 1 on the Resubdivision of Lot 5 of Wilhoite Young Commercial Subdivision, of record in Book 6050, page 142, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

Being a part of the same property conveyed to Frank R. Tinnon and Joe D. Adams, as tenants in common, by deed from G. G. Garrett, Jr., Executor of the estate of Elizabeth M. Young, deceased, of record in Book 6287, page 728, Register's Office, Davidson County, Tennessee, and the said Frank R. Tinnon having died testate on May 16, 1984, a citizen and resident of Davidson County, Tennessee, by his will filed for record in Probate Court for Davidson County, Tennessee, gave and devised his entire estate to his wife, Marie Tinnon and his children, Frank R. Tinnon, Jr. and Leslie T. Ayers, the same being his only heirs at law.

This deed is executed by Frank R. Tinnon, Jr. by his lawful attorney-in-fact, Priscilla B. Tinnon, pursuant to the power and authority vested in her by an instrument filed for record simultaneously herewith.

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, the GRANTORS, 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 warrant that the same is unencumbered, except 1985 State, County and City of Goodlettsville taxes assumed in full by GRANTEES.

And We, the GRANTORS, 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.

WITNESS our hands on the day and date acknowledged below.

Joe D. Adams
JOE D. ADAMS

Nancy Adams
NANCY ADAMS

Marie C. Tinnon, Exec.
MARIE TINNON, individually and as Executrix of Estate of Frank R. Tinnon, Sr., deceased

Leslie T. Ayers
LESLIE T. AYERS

Frank R Tinnon Jr.
FRANK R. TINNON, JR.
By: Priscilla B. Tinnon, as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JOE D. ADAMS and wife, NANCY ADAMS, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 19th day of April, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARIE TINNON, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of April, 1985.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LESLIE T. AYERS, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 19th day of April, 1985.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 19th day of April, 1985, before me, personally appeared PRISCILLA B. TINNON, to me known to be the person who executed the foregoing instrument in behalf of FRANK R. TINNON, JR., and acknowledged that she executed the same as the free act and deed of the said FRANK R. TINNON, JR.

WITNESS my hand and official seal at Goodlettsville, Davidson County, Tennessee.

Deanne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000.00.

Roy W. Upton, Jr.
Affiant

Sworn to and subscribed before me, this the 19th day of April, 1985.

Diane M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-19-88

I 9 8 2 8 1

IDENTIF. REFERENCE

APR 22 11 18 AM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6538 PAGE 218

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

12000.00- CAMT.
31.20 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 43.70-
01 17A04/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 2 8 I

T. IDENTIF. REFERENCE

APR 22 11 18 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127000