THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Beverly Y. Upton
3326 Ironwood Drive
Nashville, TN 37214

SEND TAX BILLS TO:
First Investment Company

4300 East Broad Street
Columbus, Ohio 43216

MAP-PARCEL NUMBERS:
3DZ-58093
96-15-103

WARRANTY DEED

BOOK 5837 PAGE 425

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, John D. Arndt, Jr. and wife, Andrea D. Arndt hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Beverly Y. Upton, unmarried hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 202 on the plan of Hickory Bend, Section 4, of record in Plat Book 4175, page 34, Register's Office for said County.

SAID Lot No. 202 fronts 68.70 feet on the easterly margin of Ironwood Drive and extends back 130.2 feet on the southerly line and 141.1 feet on the northerly line to a dead line in the rear, measuring 73.48 feet thereon.

BEING the same property conveyed to John D. Arndt, Jr. and wife, Andrea D. Arndt by deed from Philip W. Patterson and wife, Elizabeth Jane Patterson, of record in Book 5492, page 560, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4272, page 832, said Register's Office, and to the matters set forth in the above referenced plan of record.

30923 IDENTIFICATION REFERENCE
AUG 23 11 59 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (un)improved property, known as 3326 Ironwood Drive, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 19th day of August, 1985.

Andrea D. Arndt

John D. Arndt, Jr.

CHECK

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of August, 1985, before me personally appeared John D. Arndt, Jr. and wife, Andrea D. Arndt, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: Nov 4 1987

Notary Public

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___. BOOK 5537 PAGE 426

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 63,675.00.

Ginger Brooks
Affiant

Subscribed and sworn to before me, this the 19th day of August, 1985.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

WARRANTY DEED

from:
John D. Arndt, Jr. and wife, Andrea D. Arndt

to:
Beverly Y. Upton, unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-24030

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6637 PAGE 427

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

63675.00- CONT
165.62 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 172.12-
0328A08/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30923

IDENTIFICATION REFERENCE

Aug 23 11 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 166221