This deed prepared by David J. Entz, Attorney, 917 Old Hickory Blvd. W.
Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Roger Dale Smith	Roger Dale Smith	15DA-5780
904 Elvira Avenue (NAME)	904 Elvira Avenue (NAME)	Map 72-5
Nashville, Tennessee 37216 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville, Tennessee 37216	Parcel 75
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Paid

Sale price: $35,000.00. $5,000.00 paid at closing. $30.000.00 by Installment Note.

FOR AND IN CONSIDERATION of the sum of ten dollars cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of Dollars, 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 Roger Dale Smith and wife, Cassondra Lisbeth Smith, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows: to wit:

~~have this day bargained and sold and do hereby transfer and convey unto the said~~ being the easterly 70 feet of the westerly 120 feet of Lot 2 on the plan of certain lots in C. W. Waller's Subdivision of the John C. Anderson home place, as of record in Book 547, page 6, in the Register's office for Davidson County; said part of lot No. 2 fronts 70 feet on the southerly side of Elvira Avenue and runs back between parallel lines 180 feet to a dead line; being the same land conveyed to Ronald L. Upchurch by deed of record in Book 4907, page 542, in the Register's office for Davidson County, Tennessee; and the same land a one-half interest in which was conveyed to Frances Upchurch by deed recorded in Book 4945, page 705, in the said Register's office; Joe F. Upchurch, husband of Frances Upchurch, and Becky Upchurch, wife of Ronald Upchurch, have joined in this conveyance to convey any marital interest which either might have in the above described property. being the same land conveyed to James Brown and wife, Sherry Brown, by deed of record in Book 5928, page 974, in the Register's office for Davidson County, Tennessee.
being the same land conveyed to Joe Upchurch and wife, Frances Upchurch, by deed of record in Book 6399, page 722, in the Register's office for said county.

~~certain real estate in Davidson County, Tennessee, as follows:~~

~~(successors), heirs and assigns.~~

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00

Affiant

Subscribed and sworn to before me, this the 5th day of November, 19 85

Notary Public David J. Entz

My commission expires: 5/19/88 (Affix Seal)

This is improved ( ) unimproved (X) property, known as 904 Elvira Avenue, Nashville, Tennessee 37216 (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 Roger Dale Smith and wife, Cassondra Lisbeth Smith, 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 Roger Dale Smith and wife, Cassondra Lisbeth Smith and their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 5th day of November, 1985, 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, grantor

Frances Upchurch, grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, David J. Entz, *a Notary Public in and for said County and State,* Joe Upchurch and wife, 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 Madison, Nashville, Tennessee *this* 5th *day of* November, *19*85

Commission expires January 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 .....

52958

WARRANTY DEED

FROM

Joe and Frances Upchurch

TO

Roger Dale Smith and wife,
Cassondra Lisbeth Smith

This deed prepared by

David J. Entz
Attorney at Law
917 Old Hickory Blvd. W.
Madison, TN 37115
(615) 868-1139

IDENTIFICATION REFERENCE

Nov 14 12 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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 BOOK 6709 PAGE 335

FOR

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CAPIT.	
			91.00 CSTAX	
			.50 PRFEE	
			6.00 WDED	
			CHECK	97.50-
			6670A11/14/85 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52958

IDENTIFICATION REFERENCE

Nov 14 12 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191878