This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 250554 FILE BOX #35

WARRANTY DEED

BOOK 6883 PAGE 238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ronald H. Upton (NAME)	Sears Mortgage Corporation (formerly Allstate Enterprises Mortgage Corp)	
4516 Winston Drive (STREET ADDRESS OR ROUTE NUMBER)	300 Knightsbridge Parkway, #500 (STREET ADDRESS)	MAP 48
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Lincolnshire, Illinois 60069 (CITY) (STATE) (ZIP)	PARCEL 213

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Ronald H. Upton and wife, Almeda A. Upton and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

Winston Walker, and wife, Joan M. Walker

have this day bargained and sold, and do hereby transfer and convey unto the said Ronald H. Upton, and wife, Almeda A. Upton

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of the Winston Walker, et ux property, of record in Book 5646, page 752, described according to a survey by Bob Cummings Land Surveyors, dated April 23, 1986, as follows:

To find the point of beginning, start at the terminus of the easterly right-of-way of Winston Drive as shown on the Plan of Winston Estates, Section One, of record in Plat Book 5210, page 321, in the Register's Office for Davidson County, Tennessee, said terminus being southerly 335.61 feet along said right-of-way from the turn-in to Stevens Lane; thence, severing the property of Winston Walker and wife, Joan Walker, of record in Deed Book 5646, page 752, in said Register's Office, with the proposed extension of said right-of-way on a curve concave to the west and having a radius of 454.80 feet, southerly an arc distance of 207.93 feet to the point of tangency; thence, with said proposed right-of-way, South 39 degrees 26 minutes 00 seconds West 15.00 feet to the point of beginning; thence, continuing to sever said Walker property according to the following: South 50 degrees 34 minutes 00 seconds East 120.00 feet to an iron pin, South 68 degrees 56 minutes 20 seconds East 387.64 feet to an iron pin, South 19 degrees 51 minutes 40 seconds East 147.11 feet to an iron pin, South 24 degrees 02 minutes 20 seconds West 204.40 feet to an iron pin, North 50 degrees 34 minutes 00 seconds West 668.63 feet to an iron pin in said proposed right-of-way; thence, continuing to sever said Walker property

(See "EXHIBIT A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,450.00

Subscribed and sworn to before me this the 8th *day of* May, *19* 86

My commission expires: 3-12-89 *(Affix Seal)*

Affiant Ronald H. Upton

Notary Public Diane Evans

unimproved (X)

This is improved (XX) property, known as 4516 Winston Drive, Nashville, Tennessee 37211 *(House Number) (Street) P.O. Address: (City or Town)*

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees 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 Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 8th *day of* May *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Winston Walker 5/8/86

Joan M. Walker 5/8/86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Winston Walker, and wife, Joan M. Walker

the within named bargainor s, *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* 8th *day of* May, *19* 86.

Karen E. Watkins
Notary Public

Commission expires 11-12-89

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 (or proved to me on the basis of satisfactory evidence), 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 _____

EXHIBIT A

with said proposed right-of-way, North 39 degrees 26 minutes 00 seconds East 150.00 feet to the beginning, containing 3.00 acres.

The above described tract is benefited by a 50-foot wide easement for the purpose of ingress and egress to the above described tract until such time as the proposed right-of-way extension of Winston Drive is dedicated for public use, said easement being more particularly described as follows:

Beginning at the terminus of the easterly right-of-way of Winston Drive as shown on the Plan of Winston Estates, Section One, of record in Plat Book 5210, page 321, in the Register's Office for Davidson County, Tennessee, said terminus being southerly 335.61 feet along said right-of-way from the turn-in to Stevens Lane; thence, severing the property of Winston Walker and wife, Joan M. Walker, of record in Deed Book 5646, page 752, in said Register's Office, with a curve concave to the west and having a radius of 454.80 feet, southerly an arc distance of 207.93 feet to the point of tangency; thence, continuing to sever said Walker property, South 39 degrees 26 minutes 00 seconds west 165.00 feet, North 50 degrees 34 minutes 00 seconds West 50.00 feet, North 39 degrees 26 minutes 00 seconds East 165.00 feet to the point of beginning of a curve concave to the west and having a radius of 404.80 feet; thence, with said curve, northerly an arc distance of 185.07 feet to the terminus of the westerly right-of-way of said Winston Drive; thence, with said terminus, South 76 degrees 45 minutes 40 seconds East 50.00 feet to the beginning.

Being part of the property conveyed to Winston Walker and wife, Joan M. Walker by deed of record in Book 5646, page 752, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

FROM
Winston Walker etux

TO
Ronald H. Upton etux

09200

IDENTIFICATION REFERENCE

JUN 11 8 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

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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

125450.00- CAMT.
326.04 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 332.54-
3982A06/11/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09200

IDENTIFICATION REFERENCE

JUN 11 8 29 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 257592