Page 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
JOHNNIE WINTERS, III ET UX	FIRST INVESTMENT COMPANY	27W 20045
(NAME)	(NAME)	
932 Granada Avenue	P.O. Box 749	83-1-192
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37206	Columbus, Ohio 43216	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6970 PAGE 512

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, DENNIS R. UPKINS AND WIFE, STARLENE D. UPKINS,

have bargained and sold, and by these presents do transfer and convey unto the said JOHNNIE WINTERS, III AND JOAN M. WALLACE, as joint tenants with right of survivorship

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:
Beginning at a point in the southerly margin of Granada Avenue, said point being the northwesterly corner of a parcel of land described in a deed from J. G. Grissim and wife, Cynthia Grissim, to Harlan Realty Company, of record in Book 1404, page 538, Register's Office for said County; thence in a southerly direction along the westerly margin of said parcel, 100 feet to a point; thence in a westerly direction and parallel to the said margin of Granada Avenue 60 feet to a point; thence in a northerly direction and parallel to the said westerly line of said parcel, 100 feet to a point in the southerly margin of Granada Avenue; thence in a easterly direction along said southerly margin, 60 feet to the point of beginning.

Being the same property conveyed to Dennis R. Upkins and wife, Starlene D. Upkins, by deed from James E. McMurtry and wife, Barbara F. McMurtry, of record in Book 5968, page 683, Register's Office for Davidson County, Tennessee.

39083

IDENTIFICATION REFERENCE

SEP 5 10 31 AM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This is improved (XX) unimproved ( ) property, known as 932 Granada Avenue (House Number) (Street)

Nashville, TN. 37206 (P. O. Address) (City or Town) (Zip Code)

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 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 the same is unencumbered, unless otherwise herein set out. And we 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.

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 28th day of August, 19 86.

Dennis R. Upkins

Dennis R. Upkins

Starlene D. Upkins

Starlene D. Upkins

BOOK 6970 PAGE 513

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 DENNIS R. UPKINS AND WIFE, STARLENE D. UPKINS

the 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, Tennessee, this 28th day of August, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Pearce

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 38,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

_____

Sworn to and subscribed before me
this 28th day of August, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Pearce

RETURN TO: This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY 101 CUMBERLAND AVENUE MADISON, TN 37115
Name Address

8520 WARRANTY DEED

FROM
DENNIS R. UPKINS ET UX

TO
JOHNNIE WINTERS, III AND JOAN M. WALLACE

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 6970 PAGE 514

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
			38000.00 CAMT.	
			106.40 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 112.90	
			8528A09/05/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39083

IDENTIFICATION REFERENCE

SEP 5 10 31 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 291420