STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45000.00

Subscribed and sworn to before me, this the 5 day of January, 1987

My commission expires: 1-10-89 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY	
SOUTHEAST TITLE of Tennessee, Inc.	
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219	
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Larry D. Black	CITIZENS AND SOUTHERN MORTGAGE COMPANY
401 Gentry Avenue (STREET ADDRESS)	P.O. BOX 656 (STREET ADDRESS)
Nashville, Tennessee 37206 (CITY / STATE / ZIP)	TUCKER, GEORGIA 30085-0656 (CITY / STATE / ZIP)
MAP & PARCEL NO. 083-02-0 321.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Ramon Kirk Upham

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Larry D. Black and wife, Linda L. Black

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee being part of Lots Nos. 11 and 12 on the original Plan of Brownsville, of record in Book 21, at page 9, Register`s Office for said County, described according to a survey by Lewis D. Justice, Surveyor, dated August 29, 1949 as follows:

Beginning at the southwest terminus of Gentry Avenue and Waters Avenue; thence with the westerly margin of Gentry Avenue northwesterly 60 feet to a point; thence north 88 deg. 15` west 400 feet to a point; thence south 1 deg. 30` west 147.25 feet to a point in the northerly margin of a 15-foot alley, thence, south 88 deg. 30` east, 340 feet to a point 30 feet westerly from the southwest corner of the part of Lot No. 12 conveyed to Robert Lott and wife, by deed from Ruth Moore Lott, of record in Book 1645, page 283, said Register`s Office; thence north 1 deg. 30` east 87.5 feet to a point; thence south 88 deg. 30` east 60 feet to the point of beginning.

Being the same property conveyed to Ramon Kirk Upham by deed recorded in Book 6161 at page 686, Register`s Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1986 and subsequent years, easements and restrictive covenants of record.

Kimberly Ann Upham, spouse of Ramon Kirk Upham, joins in this conveyance for the purpose of conveying any and all right, title and interest she may have as a result of marriage.

8 1 9 9 5

IDENTIFICATION

JAN 9 9 54 AM '87

FILED & RECORDED
DAVIDSON COUNTY, TENN.

THIS IS _____ IMPROVED PROPERTY KNOWN AS 401 Gentry Avenue, Nashville, Tennessee 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 5 day of January, 1987

Ramon Kirk Upham

Kimberly Ann Upham

State of Tennessee
County of Davidson

BOOK 7102 PAGE 98

On this 5th day of January, 19 87, before me personally appeared Ramon Kirk Upham, joined by his wife, Kimberly Ann Upham to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

1-11-89

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7102 PAGE 99

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 9 9 5

IDENTIF. REFERENCE

JAN 9 9 54 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32817