BOOK 7175 PAGE 998 FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$41,669.48

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 1987.

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen F. & Jean Hupka (NAME)	Same - Owner (NAME)	Map 61-16
425 Beacon Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 100
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	15DZ-21535

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SuzAnne B. Garrett, now Swain

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen F. Hupka and wife, Jean Hupka

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING the easterly 53.1 feet of the southerly 288.5 feet of Lot No. 43 in Kennedy & Graves Subdivision of Block "C" Monte Vista plan, of record in Book 843, page 14, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 43 fronts 53.1 feet on the northerly side of Alpine Drive (sometimes called McAlpine Avenue) and runs back between parallel lines 288.5 feet to a dead line.

BEING the same property conveyed to Michael R. King and wife, Suzanne B. King by deed from Walter P. Womble and wife, Pearl H. Womble of record in Book 5542, page 905, Register's Office for Davidson County, Tennessee. The parties having since been divorced and the property is vested in Suzanne B. Garrett by Quitclaim Deed from Michael R. King of record in Book 5814, page 847, Register's Office for Davidson County, Tennessee.

Grantee(s) hereby assume and agree to pay the mortgage held by Walter P. Womble and wife, Pearl H. Womble of record in Book 5542, page 905, said Register's Office.

THIS conveyance subject to Restrictive Covenants of record in Book 1314, page 165, and such easements and setback lines of record in Book 843, page 14, said Register's Office.

Taxes for 1987 have been pro-rated and assumed by Grantee.

Suzanne B. King, Suzanne B. Garrett and SuzAnne B. Garrett Swain are one and the same person

Vernice R. Swain, Jr. joins in the execution of this instrument to convey whatever marital rights he may have.

This is unimproved ( ) improved (XX property, known as 1309½ McAlpine Avenue Nashville, TN 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 19th day of March, 1987

SuzAnne B. Garrett Swain

Vernice R. Swain, Jr.

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

RECEIVED OF _____

FOR _____

Book 7175 Page 999-A

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
			4169.4- CANT.	
			16.75 CSTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 183.26-	
			4754A03/20/87 BAL .0-	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06420

IDENTIFI REFERENCE

MAR 20 2 39 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59818