BOOK 7198 PAGE 835

THIS INSTRUMENT PREPARED BY:
STEWART, BLACK & UNDERHILL, ATTORNEYS
223 MADISON STREET, SUITE 108
POST OFFICE BOX 887
MADISON, TENNESSEE 37115

NAME/ADDRESS OF NEW OWNER(S):

FRED UPCHURCH
200 DUPONT AVENUE
MADISON, TENNESSEE 37115

MORTGAGEE(S):

NONE
NONE
NONE

SEND TAX BILLS TO:

FRED UPCHURCH
200 DUPONT AVENUE
MADISON, TENNESSEE 37115

MAP AND PARCEL NOS.:

MAP 43-9
PARCEL 217
11D-56270

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, We, hereby swear or affirm that, to the best of Affiant's knowledge and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 18,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 7th day of April, 1987.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

11-12-89

13498

TENNESSEE REFERENCE

APR 10 8 59 AM '87

REGISTER'S OFFICE DAVIDSON CO. TN

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, EVERETT JOEL UPCHURCH ET UX, DOROTHY SUE UPCHURCH hereinafter referred to as "GRANTOR(S)", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said FRED UPCHURCH, hereinafter referred to as "GRANTEE(S)" his heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 200 Dupont Ave., Madison, Tennessee 37115.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) his heirs and assigns forever, andwe covenant with the Grantee(s), his heirs and assigns, that we are lawfully seized and possessed of the " Property " in fee simple, and have a good right to convey.it, and that the same is unemcumbered except as set forth in Exhibit "B", which is attached hereto and incorporated herein.

Grantor(s) further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the " Property " to Grantee(s), his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 6th day of April, 1987.

X Everett Joel Upchurch
EVERETT JOEL UPCHURCH

X Dorothy Sue Upchurch
DOROTHY SUE UPCHURCH

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me the undersigned, a Notary Public in and for said State and County, the within named EVERETT JOEL UPCHURCH ET UX, DOROTHY SUE UPCHURCH , the Bargainor(s) with whom I am personally acquainted, and who acknowledged that they executed the within named instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this the 9th day of April, 1987.

Diana F. McEwen
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

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Land in Davidson County, Tennessee, being Lot No. 5 of Block "B" on the Plan of Woodlawn Estates, as of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 50 feet on the southerly side of DuPont Avenue and runs back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Everett Joel Upchurch et ux, Dorothy Sue Upchurch by deed from Dortha M. Huffine of record in Book 5085, page 264, Register's Office for Davidson County, Tennessee.

" EXHIBIT B " BOOK 7198 PAGE 838

This conveyance is subject to the following:

1. 1987 Real Property Taxes and Real property Taxes for future years.

2. Restrictive covenants contained in instrument of record in Book 1046, page 401, said REgister's Office.

3. The Plan of record in Book 843, page 82, said Register's Office.

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

[illegible] AMT.
55.40 RSTAX
.50 PRFE
12.00 WDED
CHECK 82.90-
2917.84/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 4 9 2

IDENTIFICATION REFERENCE

APR 10 8 59 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.67773