THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys
P. O. Box 1045, Hendersonville, TN 37077
(FROM INFORMATION PROVIDED BY THE PARTIES)

BOOK 7264 PAGE 415

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	PARCEL NUMBERS:
MICHAEL K. UPCHURCH, ET UX, JEANNETTE M. UPCHURCH Route 3, Bull Run Road Ashland City, TN 37015	SAME	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARY LAVONE McCLURE BIGGS and husband, R. B. BIGGS, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said MICHAEL K. UPCHURCH and wife, JEANNETTE M. UPCHURCH, hereinafter referred to as Grantees, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND being in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point adjacent and on the easterly front corner of a tract of land conveyed to Cully R. Holt and wife, from Mary Lee Hunter, of record in Book 3432, page 431 of the Register's Office of Davidson County, Tennessee. Thence along the center of Bull Run Road, North 60°15' East 280 feet to a spike; thence along the easterly margin of a roadway North 14°30' West 207.5 feet to the southeastern margin of James R. Upchurch's property, recorded in Book 4911, page 837; North 87°30' West, 180 feet to a point; southwest corner of James R. Upchurch's property; thence South 87°13' West 100 feet to a point; thence South 14°45' East 380 feet to a spike in the center of Bull Run Road; thence along the center of Bull Run Road North 60°15' East 280 feet to the point of beginning.

BEING the same property conveyed to Mary Lavone McClure Biggs by deed from Mary Lee Hunter, a single person, of record in Book 5424, page 629, said Register's Office, and being the same property conveyed to Mary Lee Hunter (for and during her life) by deed from Mary Levone Biggs, of record in Book 5745, page 226, said Register's Office, the said Mary Lee Hunter having since died.

INCLUDED in the above described but excluded herefrom are two small parcels of land having been conveyed to James R. Upchurch and wife, by the deed of record at Book 6566, page 110, Register's Office of Davidson County, Tennessee, to which record reference is here made for a more complete description of the land excluded herefrom.

R. B. BIGGS, spouse of MARY LAVONE McCLURE BIGGS, joins in this conveyance for the purpose of conveying whatever interest he may have acquired in said property, if any.

This is improved property, known as: Route 3, Bull Run Road
Ashland City, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said 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, except as of record. 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.

WITNESS our hands this 3 day of June, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary Lavone McClure Biggs
MARY LEVONE McCLURE BIGGS

R B Biggs
R. B. BIGGS

3 5 0 6 3

IDENTIFICATION REFERENCE

JUN 10 1 54 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $28,800.00.

x Mary Lavone McClure Biggs
x R B Biggs
AFFIANT

this 3rd day of June, 1987.

Kathy E. Brown
NOTARY PUBLIC

My Commission Expires: 9-9-89

STATE OF TENNESSEE)
COUNTY OF)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared MARY LAVONE MCCLURE BIGGS and husband, R. B. BIGGS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 3rd day of June, 1987.

Kathy E. Brown
NOTARY PUBLIC

My Commission Expires: 9-9-89

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

RECEIVED OF _____

FOR _____

BOOK 7264 PAGE 417

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
			28000.00~ CONV.	
			80.64 CO TAX	
			.50 PRFEE	
			6.00 MISC	
			CHECK	87.14~
			7693A06/10/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35063

IDENTIFICATION REFERENCE

JUN 10 1 54 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 92026