FP 16

This Instrument prepared by: Coldwell Banker Relocation, Norwalk, Ct. 06851

THIS INDENTURE, made and entered into this 31st day of May, 1987

by and between FITZPATRICK UPSHAW, JR. and wife, BRUNETTA HOOKS UPSHAW

of the first part, and

ROOSEVELT SANDERS, JR. AND WIFE, LISA M. SANDERS BOOK 7300 PAGE 516

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said part ies of the first part ha ve bargained and sold and do hereby bargain, sell, convey and confirm unto the said part ies of the second part the following described real estate, situated and being in County of DAVIDSON State of TENNESSEE

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Hickory Valley, Section 2-A, as of record in Book 4300, page 111, Register's Office for said County, to which plan reference is here made for description.

Being the same property conveyed to Fitzpatrick Upshaw, Jr. and wife, Brunetta Hooks Upshaw, by deed of record in Book 4683, page 464, Register's Office for Davidosn County, Tennessee.

47081

IDENTIFICATION REFERENCE

JUL 17 3 45 PM '87

REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said part ies of the second part, their heirs and assigns in fee simple forever.

And the said part ies of the first part do hereby covenant with the said part ies of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: $78,500.00.

WITNESS the signature s of the said part ies of the first part the day and year first above written.

Fitzpatrick Upshaw

FITZPATRICK UPSHAW, JR.

Brunetta Hooks Upshaw

BRUNETTA HOOKS UPSHAW

STATE OF TENNESSEE,
County of ~~Shelby~~ Davidson }

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Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared _____
Fitzpatrick Upshaw Jr. & Brunette Hooks Upshaw
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the persons within named and that both he and she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 31 day of May, 1987

Louise B. Ford
Notary Public

My commission expires September 18th, 1991

Address of Property 324 Ashgrove Drive, Nashville, Tennessee

Mailing Address for Tax Notices Same

Map 162-5, Parcel 157

MEMPHIS TITLE
100 North Main Building
P.O. Box 3073
Memphis, Tennessee 38103
Phone (901) 525-4343

WARRANTY DEED

TO

State Tax ..... $ _____
Clerk's Fee ..... $ _____
TOTAL ..... $ _____
Paid _____ Deputy County Court Clerk.

MTC form 0015

STATE OF TENNESSEE COUNTY OF ~~SHELBY~~ } DAVIDSON:

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 78,500.00, 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 17th day of July, 1987

L. W. Williams
~~Notary Public~~

My commission expires Duly Reg day of _____, 19_____

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

78500.00- CAMT.
220.10 CSTAX
.50 PREE:
6.00 WDEED
CHECK 236.60-
1341A07/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.7.0.8.1.

IDENTIFICATION REFERENCE

JUL 17 3 49 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 105484