This instrument was prepared by:
HAYNES AND CANNON
140 North Main Street
Goodlettsville, Tennessee 37072

Mail

BOOK 7428 PAGE 355

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Adair, et ux, Patricia Adair (same-no mortgagee)		25-11-20
and Flora (NAME) Adair 416 Highland Heights	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Goodlettsville, TN 37072	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- Dollars,

and other good and valuable considerations, the receipt of which is hereby acknowledged.

Roy H. Upton, Jr., and wife, Rita Faye Upton

have this day bargained and sold, and do hereby transfer and convey unto the said Robert E. Adair, et ux, Patricia A. Adair, and Flora S. Adair, a single person, as tenants in common with a right of survivorship expressly reserved the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 19 on the Plan of Highland Heights Acres, of record in Book 3700, page 97, said Register's Office, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed to Roy H. Upton, Jr. and wife, Rita Faye Upton from Home Federal Savings and Loan Association of Nashville, of record in Book 4989, page 166, Register's Office for said County.

9 | 2 7 9

IDENTIFICATION REFERENCE

Dec 17 11 27 AM '87

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 108,000.00

Subscribed and sworn to before me this the 15 day of December 19 87

Affiant

My commission expires: 9/11/90
(Affix Seal)

Notary Public

STATE OF TENNESSEE
DAVIDSON COUNTY
REAL ESTATE TRANSFER TAX
DEC 17 1987
TAX $ 308.90

unimproved ( )
This is improved (X) property, known as 416 Highland Heights, Goodlettsville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever and 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.

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.

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 15th day of December 19 87, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Roy H. Upton, Jr.
ROY H. UPTON, JR.

Rita Faye Upton
RITA FAYE UPTON

754 12/17 0101 CKCHECK
308.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7428 PAGE 356

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Roy H. Upton, Jr., and wife, Rita Faye Upton

the within named bargainor s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 15 *day of* December, *19* 87

Commission expires 9/11/90

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM

Roy H. Upton, Jr., et ux, Rita Faye Upton

TO

Robert Adair, et ux Patricia Adair and

Flora Adair

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7428 PAGE 357

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			CAMT	
				*08000.00
			CON TX	302.40
			PRFEE	0.50
			WDEED	6.00
			TOTAL	308.90
			CHECK	308.90
12/17/87	01		11:29 0001	0754

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.1 2.7.9.

IDENTIFICATION REFERENCE

DEC 17 11 27 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 45938