This Instrument Was Prepared By:
HAYNES AND CANNON
140 North Main Street
Goodlettsville, Tennessee 37072

BOOK 7545 PAGE 472

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Upton, et ux Stephanie	First Investment Co.	Map 18-16
(NAME)	(NAME)	
223-A Graves Road	1100 Kermit Drive	Parcel 204
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville, TN 37072	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of _____

Ten and No/100---------- *Dollars,*

and other good and valuable consideration, receipt of which is hereby acknowledged, and the grantees expressly assume the indebtedness as shown by a Deed of Trust of record in Book 6538, Page 219, Register's Office for Davidson County, and further assume any indebtedness evidenced by a UCC-1 of record in Book 6538, Page 223, said Register's Office.

Roy H. Upton and wife, Rita F. Upton

have this day bargained and sold, and do hereby transfer and convey unto the said _____

David Upton and wife, Stephanie Upton

their _____ *the Grantees herein, their (successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows

BEING Lot No. 1 on the Resubdivision of Lot 5 of Wilhoite Young Commerical Subdivision, of record in Book 6050, Page 142, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of the metes and bounds of said lot.

BEING the same property conveyed to Roy H. Upton and wife, Rita Upton from Joe D. Adams and wife, Nancy Adams and Frank R. Tinnon, Jr., Leslie T. Ayers and Marie Tinnon, individually.

30952

IDENTIFICATION REFERENCE

MAY 17 8 48 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 61,908.10

Subscribed and sworn to before me this the 12 *day of* May 19 88

My commission expires: 7/11/90 *(Affix Seal)*

Affiant

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 533 and 537 Graves Ave., Goodlettsville, TN
(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 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 for a Deed of Trust of record in Book 6538, Page 219 and a UCC-1 of record in Book 6538, Page 223.

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.

Whenever 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 12 *day of* May, 19 88, *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
ROY H. UPTON

Rita F. Upton
RITA F. UPTON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7545 PAGE 473

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Roy Upton and wife, Rita 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* 12 *day of* May, *19* 88.

Commission expires 9/16/90

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

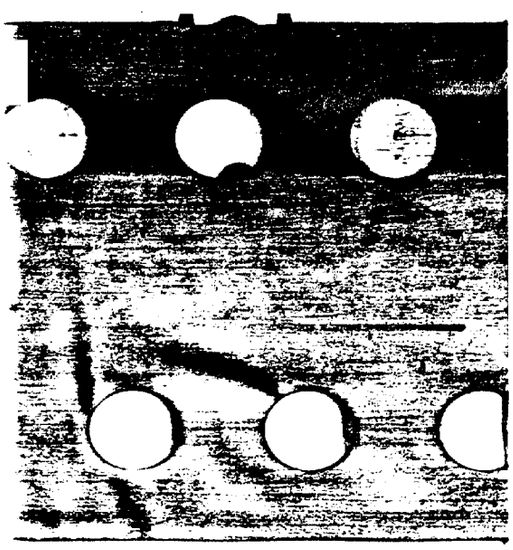
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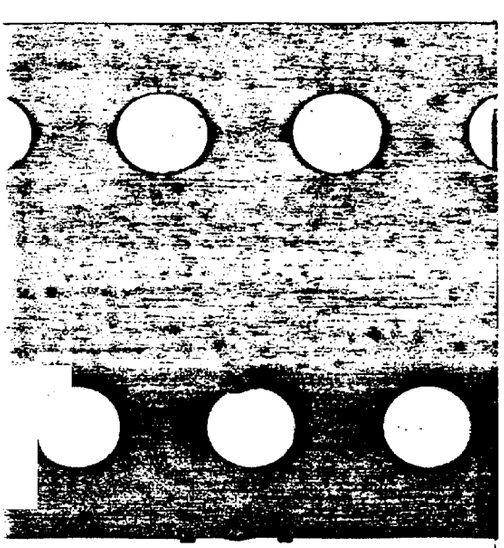
ROY H. UPTON, ET UX, RITA UPTON

TO

DAVID UPTON, ET UX, STEPHANIE UPTON

Compliments of
Madison Title Company
P.O. Box 1368
333 Gallatin Road
Madison, TN 37116
(615) 868-2710





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7545 PAGE 474

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 61918.10
DEN TX 175.30
PRTEE 0.50
RLEE 2.00
TOTAL 178.80
CHECK 178.80

05/17/89 01 08:48 0001 7624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30952

IDENTIFICATION REFERENCE

MAY 17 8 49 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 91830