STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$80,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 1988.

Notary Public

MY COMMISSION EXPIRES: May 8, 1991

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 50 Century Blvd., #120, Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Upchurch (NAME)	Same (NAME)	Map 83-6
1708 Eastland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 350
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nina Ruth Warwick Mingledorff, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred Upchurch and wife, Patsy A. Upchurch

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

BEING the northerly 226 feet of the easterly 125 feet of Lot No. 4 on the Map of W. L. Horn's Sprout Spring Addition, of record in Book 57, page 106, Register's Office for Davidson County, Tennessee, and also of record in Book 332, page 164, said Register's Office.

Said part of said lot fronts 125 feet on the northerly side of Eastland Avenue and runs back between parallel lines along the westerly margin of North 17th Street, formerly Hughes Street, 226 feet to a dead line.

BEING the same property conveyed to J. G. Warwick, Jr. and wife, Nina Owen Warwick by deed from John Geist Colley, and wife, of record in Book 2036, page 336, said Register's Office. Property being vested from J. G. Warwick, Jr. to Nina Ruth Warrick by Divorce Decree No. 32599 filed of record in Book 4406, page 30, Register's Office for Davidson County, Tennessee. The said Nina Ruth Warrick having since married and having since been widowed.

THIS conveyance is subject to any and all existing easements and restrictions of record.

Nina Ruth Warwick Mingledorff and Nina Ruth Warrick being one and the same person.

This is unimproved ( ) improved (XXX) property, known as 1708 Eastland Avenue (House Number) (Street) Nashville, TN 37206 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 10th day of October, 1988

Nina Ruth Warwick Mingledorff

Nina Ruth Warwick Mingledorff

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 7678 PAGE 776

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nina Ruth War ick Mingledorff

(or proved to me on the basis of satisfactory evidence)

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 10th day of October 1988.

Commission expires May 8, 1991

Notary Public

STATE OF TENNESSEE }

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

*(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
NINA RUTH WARRICK MINGLEDORFF

TO
FRED UPCHURCH AND WIFE,
PATSY A. UPCHURCH

Return to:
PRIORITY ESCROW SERVICES INC.
50 Century Boulevard
Suite 120
Nashville, TN 37214

RUSH

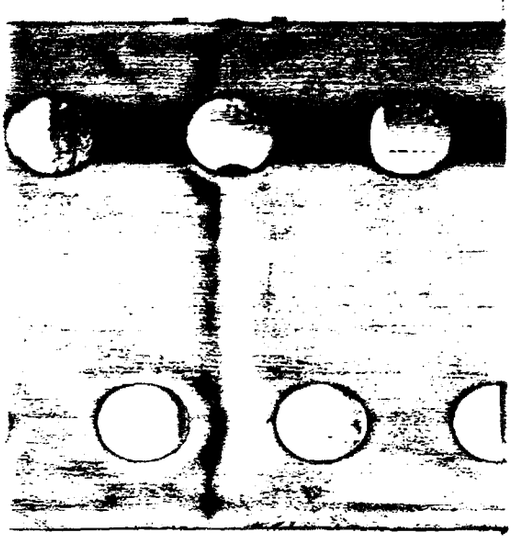
7508 10/17 0101 CKCHECK 270.50

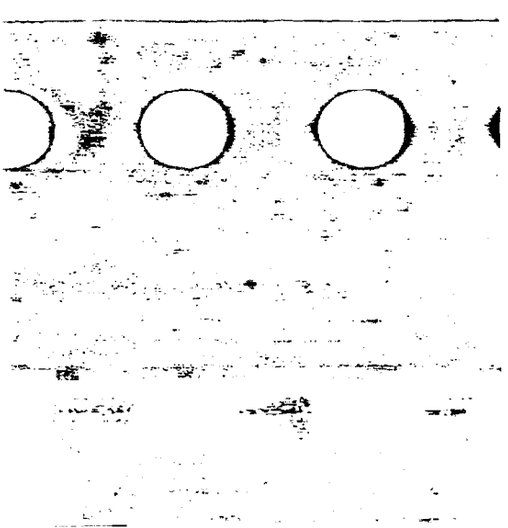
OCT 17 12 49 PM '88

FELIX Z WILKINS CLERK & MASTER
DAVIDSON COUNTY, TN

FILED FOR REFERENCE

7696





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7678 PAGE 777

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	80000.00
CON TX	264.00
PRFEE	0.50
MDEED	6.00
TOTAL	270.50
CHECK	270.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/17/88 01 12:53 0001 7508

7.6 6.5 6.

IDENTIFICATION

OCT 17 12 49 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144294