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Address New Owner:	Send Tax Bills To:	Map/Parcel
Benjamin F. Hill, Jr. et ux 6397 Pettus Rd. Antioch, Tn. 37013	Same	Map 119-1 Par 392

WARRANTY DEED

FOR AND IN CONSIDERATION 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, RUTH ANNELLE UPCHURCH, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto the said BENJAMIN F. HILL, JR. and wife, MARTHA P. HILL, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78 on the Map of Overhill City and W. H. Fox Subdivision of Blocks in Cumberland Nurseries Subdivision, of record in Book 332, Page 21, Register's Office for said county.

Said Lot No. 78 fronts 50 feet on the southerly side of Oriel Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Herbert E. Upchurch and wife, Ruth A. Upchurch, by deed from Benjamin F. Hill, Jr. and wife, Martha P. Hill, of record in Book 5065, Page 128, Register's Office for Davidson County, Tennessee. Also being the same property Herbert Eugene Upchurch conveyed to Ruth Annelle Upchurch by Quitclaim deed of record in Book 7033, Page 560, said Register's Office.

This property is conveyed subject to the Plan of record in Book 332, Page 21, said Register's Office and to all applicable local government planning, building and zoning regulations.

This is improved property known as 215 Oriel Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said BENJAMIN F. HILL, JR. and wife, MARTHA P. HILL, their heirs and assigns, forever.

AND GRANTOR COVENANTS that she is lawfully seized and possessed of said real estate, in fee simple, that she has a good and valid right to convey it and that the same is unencumbered.

AND GRANTOR DOES further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

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 my hand on this 4 day of November, 1988.

Ruth Annelle Upchurch
RUTH ANNELLE UPCHURCH
a single person

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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The actual consideration or value, whichever is greater, for this transfer is $12,444.90.

Benjamin F. Wright Jr.
AFFIANT

Sworn to and subscribed before me this 7th day of Nov., 1988.

Tom G. Coleman
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires: 3-3-1992.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth Annelle Upchurch, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of November, 1988.

Sandra A. Pfeffer
NOTARY PUBLIC

PFEFFER NOTARY PUBLIC AT LARGE

My commission expires: My Commission Expires October 9, 1991

Prepared By:
Tom G. Coleman, Jr., Attorney
Coleman Real Estate Closing Service, Inc.
9000 E. Church St. B-102
Brentwood, TN 37027

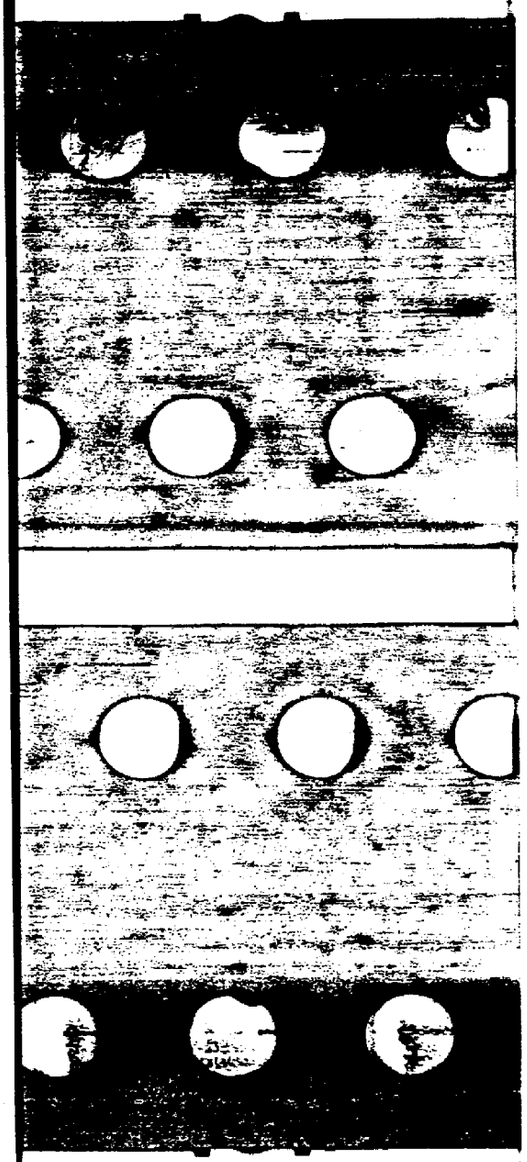
3054 11/16 0101 03CHECK 47.75

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FIRST AMERICAN

Nov 16 10 35 AM '88

RUSH



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 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 12464.90
CON TX 41.25
PRFEE 0.50
WDEED 6.00
TOTAL 47.75
CHECK 47.75

11/16/88 01 10:37 0001 8054

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.5 7.8 9

IDENTIFICATION REFERENCE

Nov 16 10 35 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 154610