FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1986

Notary Public

MY COMMISSION EXPIRES: 7-27-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mail
John B. Stark, Attorney at Law, 4207 Lebanon Rd., Hermitage, TN 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Troy & Irene Upchurch (NAME)	Troy & Irene Upchurch (NAME)	83-1
1014 West Greenwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	1014 Greenwood Avenue (STREET ADDRESS)	72
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	27 W 23055

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, Clyde Spencer, Jr., and wife, Joy Owensby Spencer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Troy Upchurch & wife, Irene 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:

LAND in Davidson County, Tennessee, being the westerly 45 feet of Lot No. 15 and the easterly 25 feet of Lot No. 16 on the Plan of Jones and Bradford's Subdivision as of record in Book 161, page 142, Register's Office for said County.

SAID westerly part of Lot No. 15 and the easterly part of Lot No. 16, together front 70 feet on the southerly side of West Greenwood Avenue and runs back between parallel lines 154 feet to an alley.

BEING the same property conveyed to Clyde Spencer, Jr., by Quitclaim Deed from Gatlin-Spencer Associates, a partnership composed of Kenneth Gatlin and Clyde Spencer, Jr., of record in Book 5640, page 928, Register's Office for Davidson County, Tennessee.

Joy Owensby Spencer enteres into this transaction for the sole purpose of conveying any and all marital rights she may have in this property.

72751 IDENTIF. TREFERENCE Oct 9 4 00 PM '89 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

4228 10/09 0101 03CHECK 97.75

This is Improved (X) unimproved ( ) property, known as 1014 (House Number) West Greenwood Avenue (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 our hand this 31st day of May, 1986

X Clyde Spencer Jr.

X Joy O. Spencer

BOOK 7957 PAGE 514

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Clyde Spencer, Jr., and wife Joy Owensby Spencer

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE, Tennessee, this 31st day of MAY, 19 82

Commission expires 7-22-84

Notary Public

STATE OF TENNESSEE
Davidson County

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 _____.

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

My commission expires _____

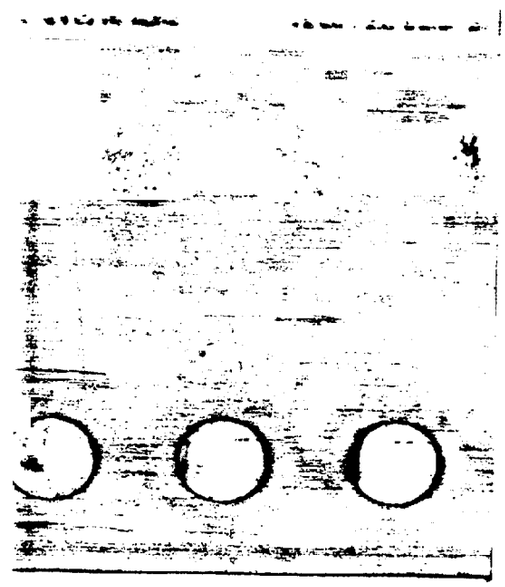
Notary Public

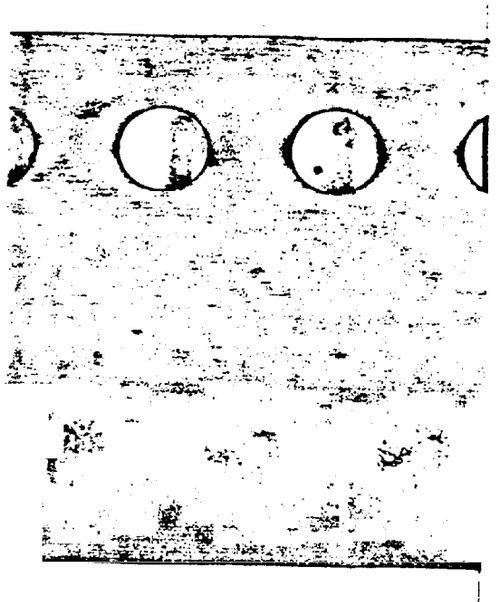
WARRANTY DEED

FROM
Clyde Spencer, Jr., and wife,
Joy Owensby Spencer

TO
Troy Upchurch and wife, Irene Upchurch

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7957 PAGE 515

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	27500.00
CON TX	90.75
PRFEE	1.00
WDEED	6.00
TOTAL	97.75
CHECK	97.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/07/89 01 15:01 0001 4228

72751

IDENTIF. REFERENCE

Oct 9 4 00 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 256410