Book 53

FORM No. WD-1

BOOK 8025 PAGE 758

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

David G. Upton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 09th DAY OF January 19 90

Carolyn J. Keeffe
Notary Public

MY COMMISSION EXPIRES: 12/26/93

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
VICKY V. KLEIN, ATTORNEY — 405 Two Mile Pike — Goodlettsville, Tennessee 37072

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE	MAP-PARCEL NUMBERS
David Upton	SAME	012-00-0
(NAME)	(NAME)	094.00
237-B Graves Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Goodlettsville Tn 37072		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, D. W. Carter, a widower, Frank Walden and wife, Lourie E. Walden

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Upton and wife, Stephanie Upton

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.

3113 01/16 0101 03CHECK 117.25

See Exhibit "A" attached hereto for a complete legal description.

FILED FOR RECORD
DAVIDSON COUNTY, TN
JAN 16 10 56 AM '90
KELLY T. WILSON III REGISTER

IDENTIFICATION REFERENCE

96 37 9

unimproved ( ) XX
This is improved ( ) property, known as 7.78 acres on Old Springfield Highway, Davidson County, TN
(House Number) (Street) (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 heir 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 covey 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 s this 09th day of January 19 90

D.W. Carter
D.W. CARTER

Frank Walden
FRANK WALDEN

Lourie E. Walden
LOURIE E. WALDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. W. Carter, a widower, Frank Walden and wife, Lourie E. Walden

the bargainor, 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 Goodlettsville, Tennessee, this 09th day of January 19 90

Commission expires 1/23/93

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such and being authorized so to do, execute 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

TO

RETURN TO:

EAST END TITLE & ESCROW, INC.
405 Two Mile Pike
Goodlettsville, Tennessee 37072

EXHIBIT "A"

A certain tract or parcel of land situate, lying and being at Goodlettsville, County of Davidson, State of Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the south right of way of the Seaboard System Railroad and the southwesterly right of way of Old Dickerson Pike the northeast corner of this tract and continuing with the southwest right of way of Old Dickerson Pike as follows; a curve to the left having a radius of 254.06 feet, an arc distance of 62.30 feet, a chord bearing S 22° 50' 11" E, 62.14 feet to an iron pin; thence S 31° 45' 19" E, 193.17 feet to an iron pin in the southwesterly right of way of Old Dickerson Pike, a corner to a tract of land which belongs to J. T. Leeman, having a deed reference in Deed Book 5000, page 617, Register's Office for Davidson County, Tennessee; thence with the north boundary of said tract of land which belongs to J. T. Leeman as follows, S 63° 03' 16" W, 203.69 feet to an iron pin; thence N 61° 05' 14" W, with a fence, 900.00 feet to an iron pin, a common corner to said tract of land which belongs to J. T. Leeman and a tract of land which belongs to Arnold C. Bridges and Dallas Bridges having a deed reference in Deed Book 5524, page 180, Register's Office for Davidson County, Tennessee; thence N 26° 09' 22" W, generally following a fence, 506.99 feet to an iron pin in the south right of way of the Seaboard System Railroad, a corner to said tract of land which belongs to Arnold C. Bridges and Dallas Bridges, said point located at 100.00 feet at a 50° angle from the center line of the main tract of the Seaboard System Railroad; thence S 61° 37' 30" E parallel with and 100.00 feet at a right angle from the center line of the main tract, 1,212.81 feet in all to the point of beginning, containing 7.78 acres, as surveyed by Kessinger & Shepard, dated 6/19/5 , being the same property acquired from C. L. Newbern by the Louisville and Nashville Railroad Company by deed dated 9/4/1902, recorded in Book 278, page 269, Register's Office for Davidson County, Tennessee. The above described tract of land may be found on Property Map 12, Tax Assessor's Office for Davidson County, Tennessee.

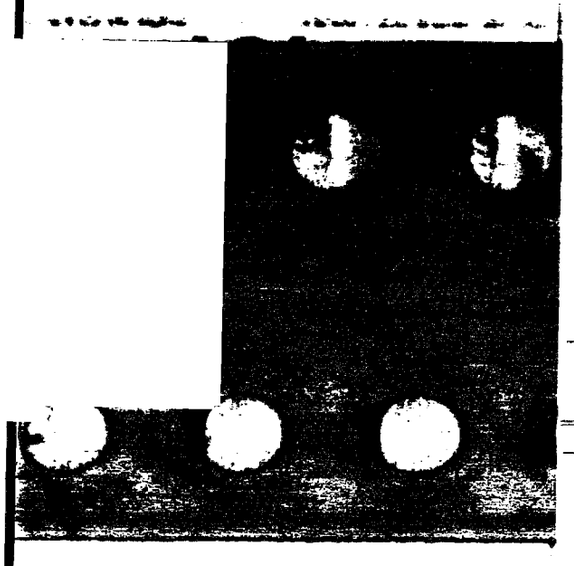
Being the same property conveyed to D. W. Carter and Frank Walden and wife, Lourie E. Walden by deed of record in Book ____, page _____, Register's Office for Davidson County, Tennessee.

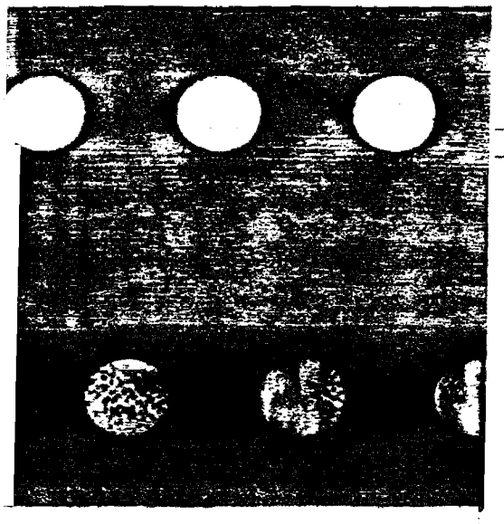
D. W. CARTER

FRANK WALDEN

LOURIE E. WALDEN

RECORDER'S MEMO: Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.





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 TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 32500.00
CON TX 107.25
PRFEE 1.00
WDEED 9.00
TOTAL 117.25
CHECK 117.25

01/16/90 01 10:50 0001 3118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.6.3.7.9.

IDENTIFI REFERENCE

JAN 16 10 50 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 284230