FORM No. WD-1

BOOK 8237 PAGE 531

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF November 19 90

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires Nov. 21, 1992

**THIS INSTRUMENT WAS PREPARED BY**
STEVEN G. WATERS - 3401 WEST END AVE., SUITE 545 - NASHVILLE, TN 37203

| NAME | ADDRESS | |
|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP/PARCEL NUMBERS |
| Delcruz Upkins | First Republic Mortgage | 49-16-0-A 23.00CO |
| (NAME) | (NAME) | |
| 725 Willow Trace Drive | 6012 Wilmington Pike | 12D 87856 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Whites Creek, TN 37189 | Dayton, Ohio 45459 | |
| (CITY) (STATE) (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, William E. Powell, Sr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Delcruz Upkins and Grace Mae Upkins-Wallace

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 Lot No. 23 on the Plan of Second Revision Willow Trace Subdivision, Phase One, as of record in Plat Book 7900, page 14, amended in Book 8020, page 967, and Book 8046, page 641, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to William E. Powell, Sr. by deed of record in Book 8011, page 140, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restrictions of record in Book 7777, page 162, amended in Book 7777, page 180, and Book 7843, page 791; Charter of Willow Trace Homeowner's Association in Book 7762, page 74; and all matters shown on the Plan of record.

Subject property is not the principal residence of the Grantor.

72481

IDENTIF. REFERENCE

Nov 15 8 38 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

7193 11/15 0101 03CHECK 214.24

(unimproved ( ) / This is improved (XX)) property known as 725 Willow Trace Drive, Whites Creek, TN 37189
(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 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 6th day of November 19 90

William E. Powell, Sr.
William E. Powell, Sr.

BOOK 8237 PAGE 532

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 William E. Powell, Sr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Whites Creek, Tennessee, this 6th day of November, 19 90

Commission expires 3-11-91

Joyce Smith
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, Joyce Smith, a Notary Public within and for the State and County aforesaid, personally appeared William E. Powell, Sr. and with whom I am personally acquainted and who upon (his/her oath) (their several oaths) acknowledged (himself/herself/themselves) to be the and respectively of the the within named bargainor, and corporation, and that (he/she/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 3-11-91

Joyce Smith
Notary Public

WARRANTY DEED

FROM

William E. Powell, Sr.

TO

Delcruz Upkins and Grace Mae Upkins-Wallace

RETURN TO:

Hallmark Title Company
3401 West End Ave. Suite 545
Nashville, TN 37203

STEVEN G. WATERS
Attorney at Law

**OFFICIAL RECEIPT**

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



RECEIVED OF _____

FOR _____

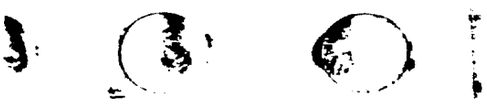
BOOK 8237 PAGE 533

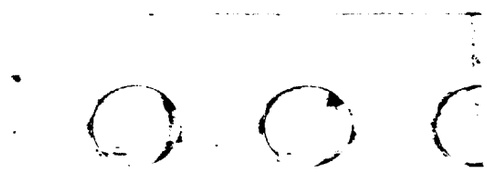
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TAX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TAX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | | |

CAMT 62800.00
CON TX 207.24
PRFEE 1.00
WDEED 6.00
TOTAL 214.24
CHECK 214.24

11/15/90 01 08:38 0001 7193





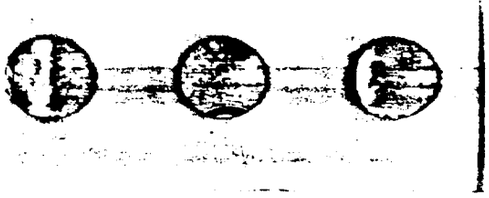
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

72481

IDENTIF. REFERENCE

Nov 15 8 38 AM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



No. 373213