ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sherman E. Upchurch and Wife, Carolyn June Upchurch (NAME)	SAME (NAME)	91-2-262
5606 New York Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12W-25655
Nashville, TN 37209 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 8611 PAGE 705

For and in consideration of the sum of One Thousand & 00/100 ----------($1,000.00) **DOLLARS**

cash in hand paid, and Buyers' Deed of Trust Note in the original principal amount of Twenty-one Thousand ($21,000.00) Dollars, payable over Twelve (12) years in monthly installments, plus Ten (10%) percent interest per annum, secured by a Deed of Trust recorded simultaneously of even date herewith in the Register's Office for Davidson County, Tennessee, receipt of all of same from the Grantees being acknowledged, WE, JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM and HOMER LEE ANDERSON and Wife, PEGGY J. ANDERSON, Grantors herein

have bargained and sold, and by these presents do transfer and convey unto the said SHERMAN E. UPCHURCH and Wife, CAROLYN JUNE UPCHURCH

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson **County, State of Tennessee, described as follows:**

LAND in Davidson County, Tennessee, being the easterly 50 feet of the westerly 160 feet of the south 150 feet of Block "I", plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

SIAD part of Block "I" fronts 50 feet on the northerly side of New York Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM and HOMER LEE ANDERSON and Wife, PEGGY J. ANDERSON by deed from PATRICIA A. DUNN, Unmarried, as of record in Book 8549, Page 18, Register's Office for Davidson County, Tennessee.

05316

IDENTIF. REFERENCE

APR 28 10 52 AM '92

DAVIDSON COUNTY TN.

MAIL ENV.

4682 04/28 0101 03CHECK 88.40

unimproved ( )
This is improved (X) property, known as 5606 New York Avenue (House Number) (Street)

Nashville, Tennessee 37209
(P. O. Address) (City or Town) (Zip Code)

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.

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.

In Witness our hands this 9th **day of** April **, 19** 92 .

James M. Beckham
JAMES M. BECKHAM

Homer Lee Anderson
HOMER LEE ANDERSON

Deborah L Beckham
DEBORAH L. BECKHAM

Peggy J. Anderson
PEGGY J. ANDERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8611 PAGE 706

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named JAMES M. BECKHAM and Wife, DEBORAH L. BECKHAM and HOMER LEE ANDERSON and Wife, PEGGY J. ANDERSON

the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of April, 19 92.

My commission expires May 22,1993 Notary Public Susie D. Price

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sherman E. Upchurch
SHERMAN E. UPCHURCH

Sworn to and subscribed before me this 9th day of April, 19 92.

My commission expires May 22,1993 Notary Public Susie D. Price

This instrument was prepared by: PHONE: (615) 353-0930
J. Michael Jacobs, Esq., JACOBS, HOLT & MASTEN, 311 White Bridge Rd.,Nashville, TN 37209
Name Address

NOTE: This Deed prepared upon information provided by the parties and no independent examination of public records by the closing attorney.

WARRANTY DEED

FROM

JAMES M. BECKHAM and Wife,
DEBORAH L. BECKHAM and
HOMER LEE ANDERSON and Wife,
PEGGY J. ANDERSON

TO

SHERMAN E. UPCHURCH and Wife,
CAROLYN JUNE UPCHURCH

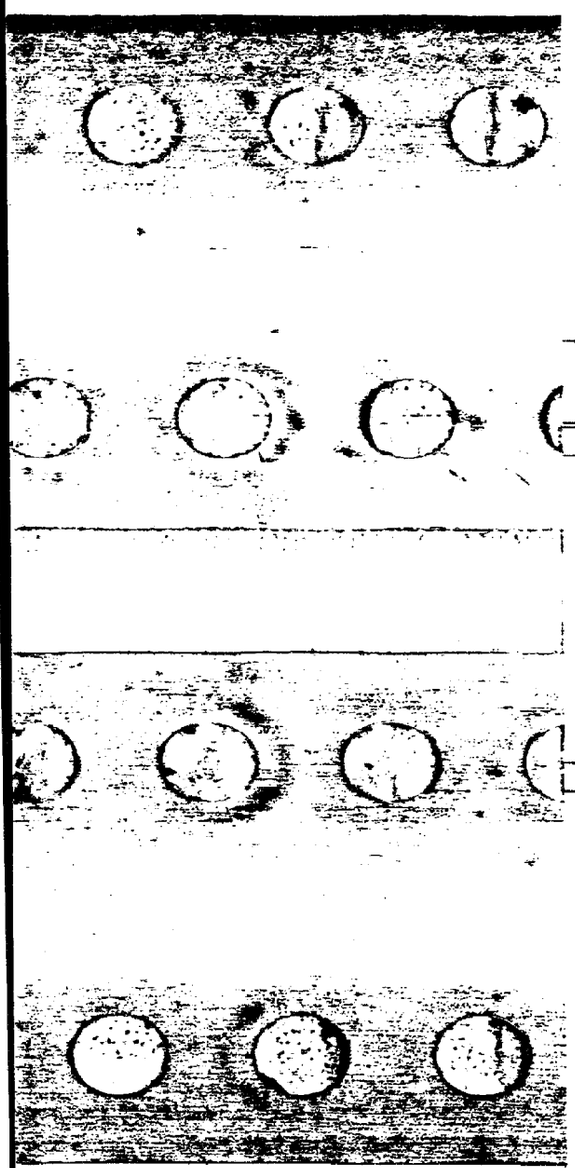
Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8611 PAGE 707

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	22000.00
CON TX	81.40
PRFEE	1.00
WDEED	6.00
TOTAL	88.40
CHECK	88.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/28/92 01 10:52 0001 4682

053116

IDENTIF. TREFERENCE

APR 28 10 53 AM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 525472