This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 8726 PAGE 20

ADDRESS NEW OWNER:
John Michael Hupka
4525 Beacon Drive
Nashville, TN 37215

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 90-12
PARCEL 104
08DA-31860

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Juanita Ann Monk Yoes and Barry Lee Monk, the only heirs-at-law of Betty J. Monk (Owen) hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John Michael Hupka, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 266 on the Plan of Charlotte Park Subdivision, Section IV, of record in Book 2663, Page 71, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William A. Monk and wife, Betty J. Monk, by deed from Gerald E. Sheridan and wife, Catherine B. Sheridan of record in Book 2907, Page 41, Register's Office for Davidson County, Tennessee. The said William A. Monk having since died, Betty J. Monk subsequently married Joseph G. Owen, who has since died. Betty J. Monk Owen having since died intestate. Property is vested in Juanita Ann Monk Yoes and Berry Lee Monk, the only living heirs of Betty J. Monk Owen.

This is the same description as in previous deed of record.

This conveyance subject to such easements and setback lines of record in Plat Book 2663, Page 71, said Register's Office.

Betty J. Monk, Betty J. Owen and Betty Jean Hoskins Owen is one and the same person.

Easement for right-of-way of record in Book 2803, Page 490, said Register's Office.

Taxes for 1992 have been pro-rated and assumed by Grantee(s).

This Property is conveyed "AS IS, WHERE IS"

This is improved property known as 502 Foundry Drive, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John Michael Hupka, unmarried, his heirs and assigns, forever; and we, Juanita Ann Monk Yoes and Barry Lee Monk the only heirs-at-law of Betty J. Monk (Owen) do covenant with the said Grantee 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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of September, 1992.

Juanita Ann Monk Yoes

Juanita Ann Monk Yoes

Barry Lee Monk

Barry Lee Monk

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Juanita Ann Monk Yoes and Barry Lee Monk 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of September, 1992.

Gene W. Floyd

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE

My Commission Expires: 5/22/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,000.00.

John Michael Hopkins

AFFIANT

Subscribed and sworn to before me this 3rd day of September, 1992.

Gene W. Floyd

NOTARY PUBLIC

GENE W. FLOYD NOTARY PUBLIC AT LARGE

My Commission Expires: 5/22/93

44474

IDENTIFICATION REFERENCE

SEP 9 1 02 PM '92

JAX L. WILSON II REGISTER
DAVIDSON COUNTY, TN

5190 09/09 01:01 03CHECK 234.70

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



RECEIVED OF _____

FOR _____

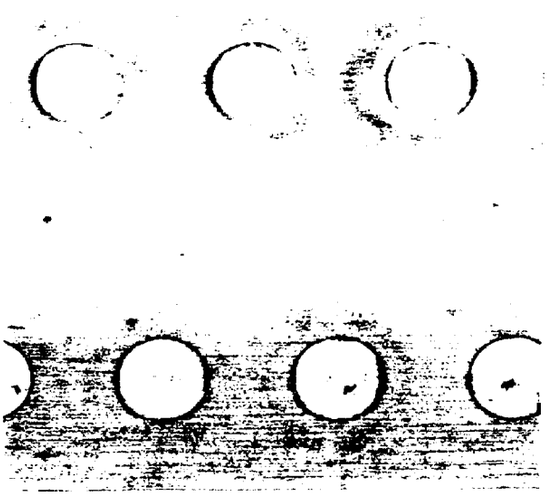
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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 61000.00
				CON TX 225.70
				PRFEE 1.00
				WDEED 8.00
				TOTAL 234.70
				CHECK 234.70
09/09/92	01	13:02	0001	5190



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 4 7. 4

IDENTIFICATION REFERENCE

SEP 9 1 02 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 568858