BOOK 8809 PAGE 439

PREPARED BY (AND RETURN TO)
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No. 32643)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 167500.00

Stephanie Upshaw
Affiant

Sworn and subscribed before me this
8th day of December, 1992.

Notary Public

My Comm. Expires: 7/27/96

ADDRESS NEW OWNER:
H. Walker Upshaw
924A Lynwood Boulevard
Nashville, Tennessee 37205

RESPONSIBLE FOR PAYMENT OF TAXES:
NationsBanc Mortgage Corporation
P. O. Box 353
Louisville, Kentucky 40201-0353

MAP-PARCEL NUMBERS
130-15A-1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John J. Sangervasi and Sandy Sangervasi,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **H. Walker Upshaw and spouse, Stephanie M. Upshaw,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

To Wit:

LAND in Davidson County, Tennessee, being Lot no. 1A on the plan of Lot Number 1, Lynwood & Tyne, of record in Book 8250, Page 81, Register's Office for said County to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to John J. Sangervasi by deed from Tony Brown, unmarried, of record in Book 7015, Page 20, Register's Office for Davidson County, Tennessee.

SUBJECT to Covenants, Conditions, & Restrictions contained in instrument of record in Book 8534, Page 515, said Register's Office.

Sandy Sangervasi, spouse of John J. Sangervasi, joins in this conveyance solely for the purpose of waiving any marital interest she might have in the subject property.

7.2210 IDENTIFICATION REFERENCE Dec 9 11:17 AM '92

9972 12/09 0101 03CHECK 628.75

This is improved property, known as: 924A Lynwood Boulevard, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 8th day of December, 1992.

John J. Sangervasi

Sandy Sangervasi

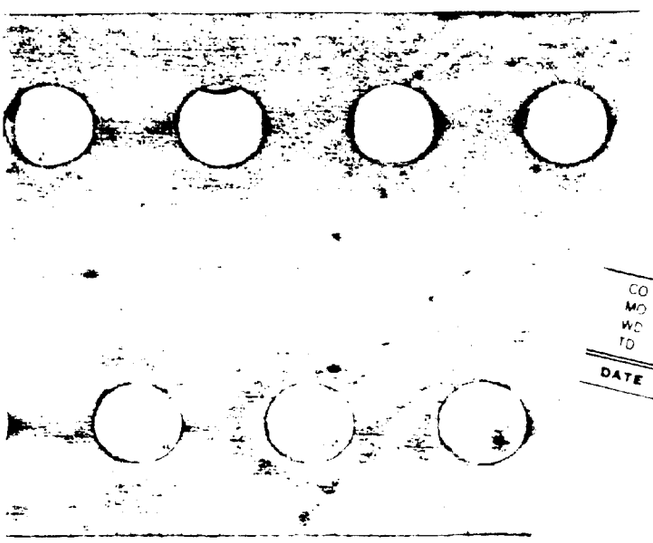
State of Tennessee
County of Davidson

On this 8th day of December, 1992, before me, the undersigned authority, personally appeared **John J. Sangervasi and spouse, Sandy Sangervasi**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/27/92

Notary Public



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

RECEIVED OF _____

FOR _____

BOOK 8809 PAGE 431

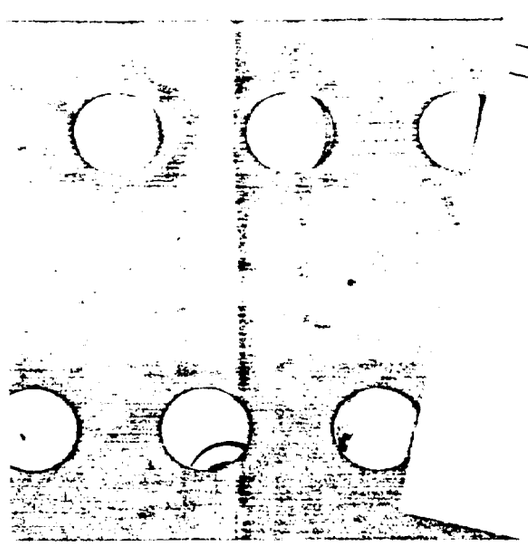
CO CONVEYANCE
MO MORTGAGE
WD WARRANTY DEED
TD TRUST DEED
CC CERTIFIED COPY
REL RELEASE
UCC UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOU
CO TX - STATE TAX CONV
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT

	167500.00
CON TX	619.75
PRFEE	1.00
WDEED	8.00
TOTAL	628.75
CHECK	628.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01 9972



7.2210

IDENTIFICATION REFERENCE

DEC 5 11:57 AM '92

DAVIDSON COUNTY, TN

No. 593201