FORM NO. WD-1

BOOK 8862 PAGE 455

*From Unconfirmed Information Furnished By The Parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $26,500.00

Mary E. Upchurch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF February 1993.

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 5-28-95
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney*
2120 Crestmoor Ave., Suite 2008, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bobby G. Upchurch (NAME)	NEW OWNER (NAME)	MAP 2 S.H.
168 East End Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCELS 32/1,
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	32/2 & 33

FOR AND IN 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, E. M. Culver and wife, Avolyn P. Culver,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bobby G. Upchurch and wife, Mary E. Upchurch,

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:

Two tracts of land in the 10th Civil District of Davidson County, Tennessee, a description of which is attached hereto and made part hereof by this reference thereto.

This conveyance is made subject to (a) property taxes for 1993 for which Grantees will be responsible, and (b) the deed of trust recorded in Book 5720, page 265, said Register's Office.

91 1:8.9:

IDENTIFICATION REFERENCE:

FEB 10 8 56 AM '93

E.U.A.Z. NIELSEN II REGISTER
DAVIDSON COUNTY, TN

2391 02/10 0101 03CHECK 111.05

This is (XX) improved ( ) unimproved property, known as 168 East End Road, Goodlettsville, Tennessee 37072
(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 our hands this 5th day of February 5, 1993

E. M. Culver

Avolyn P. Culver

STATE OF TENNESSEE
Davidson County

BOOK 8862 PAGE 456

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Avolyn P. Culver

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 1993.

Commission expires May 25, 1995

Nadine Scott Notary Public

STATE OF TENNESSEE
Davidson County

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, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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
E. M. Culver and wife,
Avolyn P. Culver

TO
Bobby C. Upchurch and wife,
Mary E. Upchurch

PREPARED BY:
John V. Adams, Attorney
2120 Crestmoor Avenue
Suite 2008
Nashville, TN 37215

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

Witness my hand and official seal at Nashville, Tennessee, this 5th day of February, 1993.

Commission Expires:

John V. Adams

Description attached to the deed dated February 5, 1993, from E.M. Culver and wife, Avolyn P. Culver, to Bobby G. Upchurch and wife, Mary E. Upchurch, conveying property known as 168 East End Road, Goodlettsville, Tennessee 37072.

Two tracts of land in the 10th Civil District of Davidson County, Tennessee, a portion of which lies in Ridgetop, Tennessee, described as follows:

TRACT I:

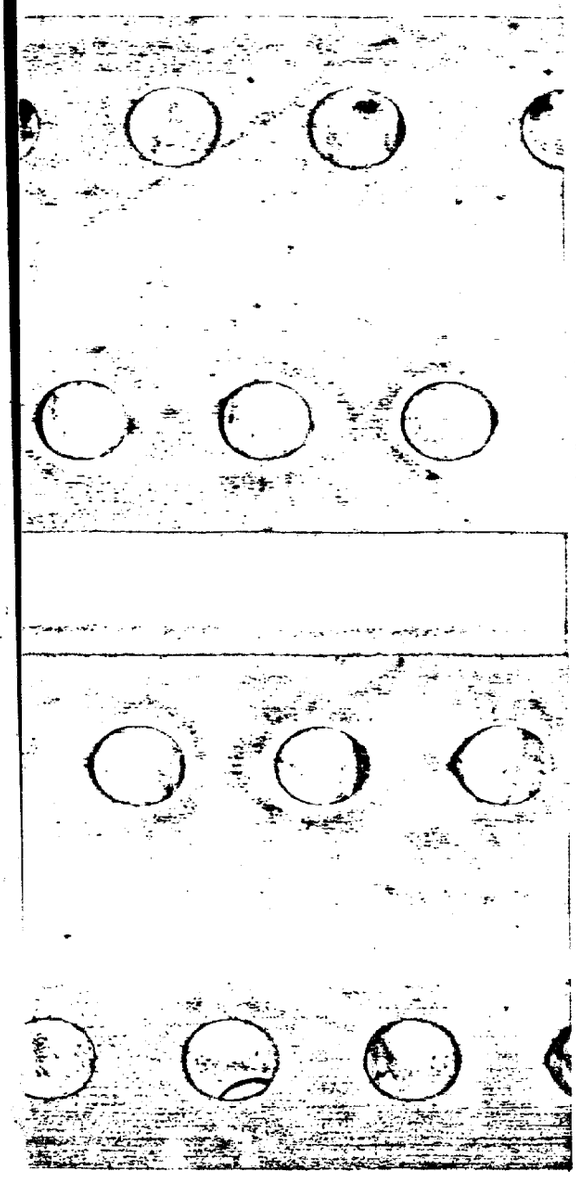
Land on the South side of East End Road, and East of Highway 41, beginning at a white oak; thence running East 7 1/5 poles to an elm, south 48 poles to the bottom of hollow in said line, thence west with center of hollow 7 1/5 poles to Purdue's line, thence with said line, north 48 poles to the beginning. Property is generally bounded: north by Joyner and East End Road; south by Julian L. Adams land; west by G.W. Coggins heirs.

TRACT II:

According to the deed recorded in Book 918 at page 63 in the Register's Office for Davidson County, Tennessee:

"Beginning at a point in the center of a road about 4 ft. N.E. from a stone; thence with said road, S. 55 1/4 E. 10 P to a point in said road; thence S 72° E 8 28/100 P. to a point in said road; thence S. 2 3/4 W. 8 P to a point; thence N 84 1/4 W 24 1/5 P. to a stone; thence N 22' E 15 P. to the beginning containing about 1 1/2 a be the same more or less."

Being the same property conveyed to E.M. Culver and wife, Avolyn P. Culver by two deeds: Tract I from Robert W. Ansalvish, et al., recorded in Book 5720 at page 259, Tract II from Araminta McCullough recorded in Book 5720 at page 262; both in the Register's Office for said County.



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 26500.00
CON TX 98.05
PRFEE 1.00
WDEED 12.00
TOTAL 111.05
CHECK 111.05

02/10/93 01 08:55 0001 2391

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9 1 1 1:8: 9:

IDENTIFI REFERENCE

FEB 10 8 56 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 620043