WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY BOOK 8887 PAGE 357

John M. Jordan, Attorney
2323 Crestmoor Rd.,
Nashville, TN 37215

THIS INDENTURE, made and entered into as of the **12th** day of **March, 1993** by and between

Dennis A. Talbot and Donna Jean Talbot, Husband and Wife ,

hereinafter referred to as Grantor, and

Chad C. Upton and Harriet C. Upton, Husband and Wife ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Section 1, revised, Caldwell Hall, as of record in Book 2900, page 57, 58 and 59, Register's Office for said County.

Said Lot No. 30 fronts 93 feet on the northerly margin of Overcrest Court and extends back 148.5 feet on the easterly line and 151 feet on the westerly line, to a line in the rear on which it measures 93 feet.

Being the same property conveyed to Dennis A. Talbot and wife, Donna Jean Talbot by deed from Lee Elton Sowell of record in Book 7996, page 892, Register's Office, Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of the described property is the agreement of the Grantee to assume the unpaid principal balance of a note secured by a first mortgage deed of trust to CTX Mortgage Company, of record in Book 7996, page 895, said Register's Office; and that the escrow account held by the mortgagee in connection with said loan is hereby transferred to the said Grantee. Said Mortgage has been assigned to Fleet Funding.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, their heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

This conveyance is subject to the Plan of record in Book 2900, page 59 and restricted covenants, Register's Office, Davidson County, Tennessee.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

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.

WITNESS the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Dennis A. Talbot

Donna Jean Talbot

INDIVIDUAL

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **Dennis A. Talbot and Donna Jean Talbot, Husband and Wife**, the within named 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, at office, this **12th** day of **March, 1993**.

Notary Public

Commission Expiration: 11-27-93

00164

STATE OF Tennessee
COUNTY OF Davidson

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$89,001.44**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

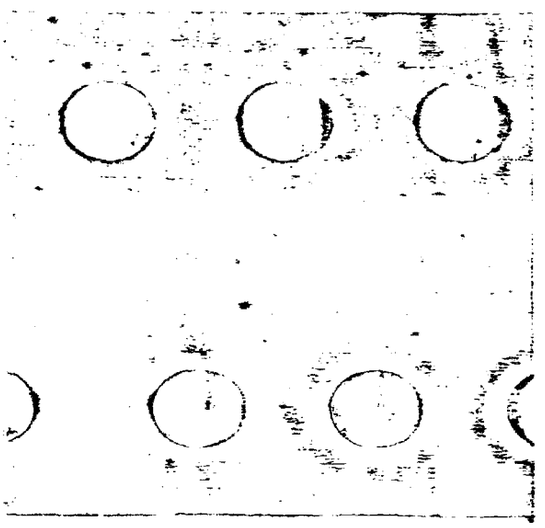
Affiant

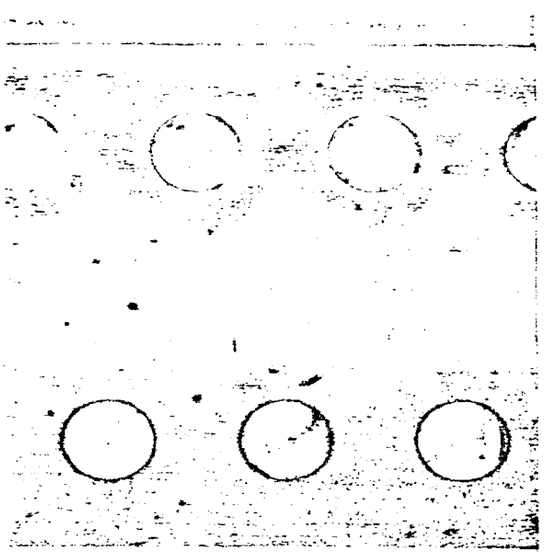
Subscribed and sworn to before me this **12th** day of **March, 1993**.

Notary Public

Commission Expiration: 11-27-93

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
Anderson & Jordan Escrow Company, Inc. 2323 Crestmoor Rd. Nashville, TN 37215	Fleet Funding 324 West Evans Street Florence, SC 29501-0537	202 Overcrest Court Nashville, TN 37211 MAP PARCEL NUMBER 147-6-84





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
			DATA	[illegible]
			DEN TX	329.30
			PRFEE	1.00
			MDEED	3.00
			TOTAL	333.30
			CHECK	333.30
		[illegible]/93	01	09:23 0001 2289

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00164

IDENTIFICATION REFERENCE

DAR 15 9 20 AM '93

DAVIDSON COUNTY, TN

No. 629815