BOOK 9235 PAGE 917

THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***41,500.00.

Affiant

Subscribed and sworn to before me this 28th day of Janaury, 1994.

Notary Public

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-97

Address New Owner:	**Send Tax Bills to:**	**Map & Parcel Nos.**
MARTIN LEWIS STARR and wife, KANDANCE GAYLORD STARR 5104 Nevada Avenue Nashville, Tennessee 37209	SAME	MAP 91-15 PARCEL 179

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY ONE THOUSAND FIVE HUNDRED AND 00/100 ($***41,500.00) DOLLARS,

(a) of which TWENTY THOUSAND AND 00/100 ($***20,000.00) DOLLARS have been paid in cash by the hereinafter named Grantees, the receipt of which the Grantor hereby acknowledges, and

(b) for the balance of TWENTY ONE THOUSAND FIVE HUNDRED AND 00/100 ($***21,500.00) DOLLARS, the Grantees herein have this day executed a Deed of Trust Note payable to Grantor with an interest rate of Eight percent (***8.00%) per annum payable in monthly installments of $***500.00 with the balance of any unpaid principal and accrued interest due and payable on February 1, 1997.

I, **FLORENCE E. UPCHURCH, unmarried,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **MARTIN LEWIS STARR and wife, KANDANCE GAYLORD STARR,** 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:

BEING the southwest part of Block 11 on the Map of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

SAID part of said Block fronts 60.0 feet on the north side of Nevada Avenue and extends back, between parallel lines along the east margin of 52nd Avenue, North, 180.0 feet to an alley called for in deeds.

BEING the same property conveyed to S. R. Upchurch and wife, Florence R. Upchurch, by deed from Velma Jennette, a widow, of record in Book 4070, page 863, Register's Office for Davidson County, Tennessee; the said S. R. Upchurch having since died.

This is improved property known as 5104 Nevada Avenue, Nashville, Tennessee 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 GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS witn the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated and assumed by Grantees.

2. Matters shown on the Plan of Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds herself, her 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.

IN WITNESS WHEREOF I have hereunto set my hand on this the 28TH day of January, 1994.

Florence E. Upchurch
FLORENCE E. UPCHURCH
by, Patricia Upchurch ATTY. IN FACT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA E. UPCHURCH, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of FLORENCE E. UPCHURCH, and acknowledged that she executed the same as the free act and deed of the said FLORENCE E. UPCHURCH.

WITNESS my hand and seal this 28TH day of January, 1994.

Mitchell A. Watts
Notary Public

My Commission Expires:

11-22-97

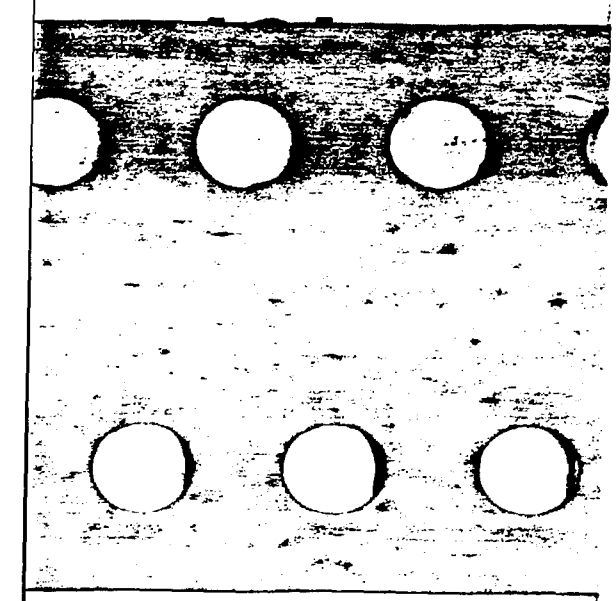
MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

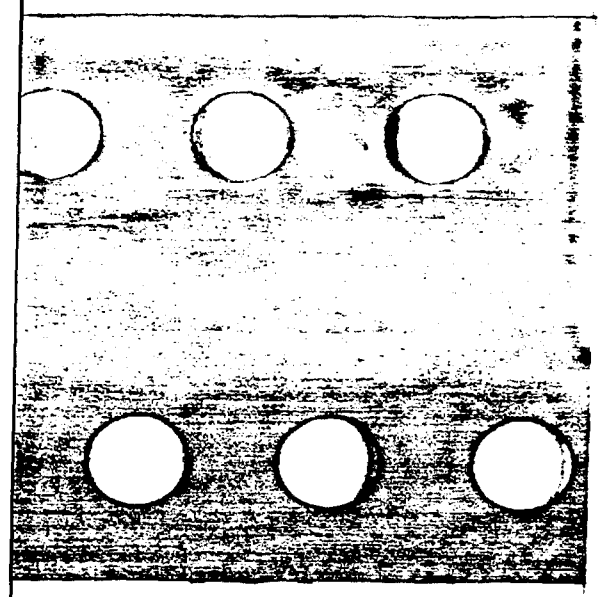
RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0587 02/01 0101 03CHECK 162.55

94 FEB -1 AM 9:10
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

13122
IDENTIF. & REFERENCE





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	41500.00
CON TX	153.55
PRFEE	1.00
WDEED	8.00
TOTAL	162.55
CHECK	162.55

02/01/94 01 07:10 0001 0587

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

13122
IDENTIF. ↑ REFERENCE

94 FEB -1 AM 9:11
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 751582