0138241

IDENTIF. & REFERENCE

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

96 JAN -5 AM 9:27

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

OUR FILE NUMBER: R4916

MAP/GROUP/PARCEL
017-00-0-025.00

NEW OWNER'S NAME AND ADDRESS:
Jason D. Upchurch and wife,
Stephanie R. Upchurch
5830 Lickton Pike
Goodlettsville, TN 37075

BOOK 9910 PG 93

SEND TAX BILLS TO:
New Owner

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Everett Wayne Sanders, unmarried, hereinafter called Grantor, do hereby transfer and convey unto Jason D. Upchurch and wife, Stephanie R. Upchurch, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee,

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION

BEING the same property conveyed to grantor herein by deed of record in Book 6336, Page 962, and in Deed Book 6535, Page 845, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Everett Wayne Sanders

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Everett Wayne Sanders, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 21st day of December, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $54,000.00.

AFFIANT

Sworn to and subscribed before me, this the 21st day of December, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98

Being a tract of land on the northerly side of Union Hill Road in Davidson County, Tennessee, and described as Tract No. 2 according to an unrecorded survey of Donald R. Carver, dated May 15, 1984, generally bounded on the South by Gibson, on the East by Lee, and on the North and West by Caldwell, and being more particularly described as follows:

Beginning at the Southeast corner of Clement; thence N 4 deg. 00' E 230.80 feet to a point; thence N 89 deg. 00' E 524.16 feet to a point, being the point of beginning of this tract of land; thence N 2 deg. 30' E 900 feet to a point; thence S 87 deg. 00' E 386.25 feet to a point; thence S 4 deg. 00' W 713.21 feet to a point; thence S 83 deg. 00' E 49.50 feet to a point; thence S 14 deg. 30' E 118.80 feet to a point; thence S 11 deg. 00' W 138.20 feet to a point; thence S 35 deg. 12' W 149.50 feet to a point; thence S 89 deg. 00' W 161.00 feet to a point; thence N 3 deg. 30' E 198.60 feet to a point; thence N 87 deg. 00' W 200.00 feet to a point, the point of beginning, and containing 10.16 acres, more or less.

Being property conveyed to grantors in Book 6336, Page 982, and by Deed of Correction in Book 9891, Page 116, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS THAT PROPERTY CONVEYED IN BOOK 6535, PAGE 848, RODC.

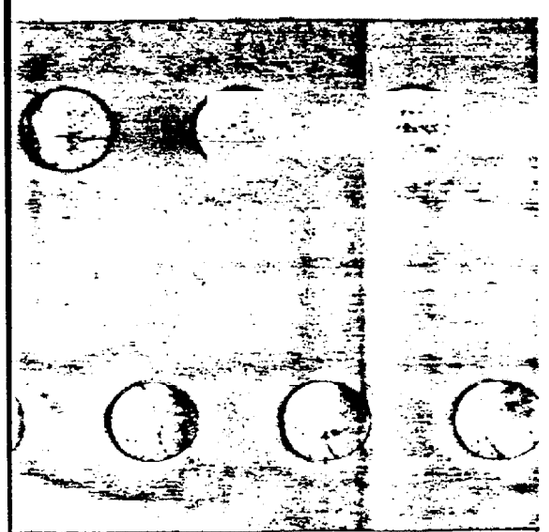
Also included in this conveyance is the following property:

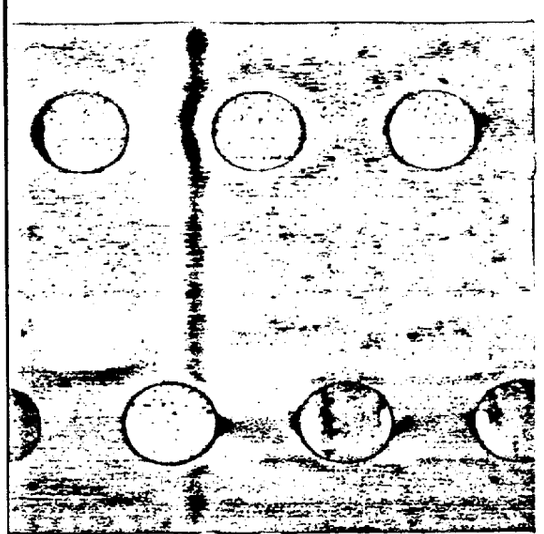
LAND in Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 8, 1985, and known as Job Number 85-026 as follows:

BEGINNING at a point in the westerly margin of Lickton Pike, 40' from the center line, being the northeast corner of this tract, and also being the southeast corner of the Gwendlynn L. Hindsley property of record in Book 5722, Page 133, RODC; thence with said margin of Lickton Pike the following calls: with a curve to the left, having a radius of 676.50 feet and a long chord of 171.92', said chord having a bearing of S 07 deg. 38' 02" E, a distance along the curve of 172.39 to a point; thence S 14 deg. 55' 58" E 39.30 feet to a point; thence with a curve to the right having a radius of 283.66 feet and a long chord of 332.28' said chord having a bearing of S 20 deg. 55' 55" W, a distance along the curve 355.12 to a point; thence S 56 deg. 47' 49" W 60.80 feet to a point; thence S 33 deg. 12' 11" E 15.--' to a point being 25 feet from the center of the road thence S 56 deg. 47' 49" W 78.98 feet to a point; thence leaving the road N 00 deg. 01' 44" E 101.51 feet to a point in a fence; thence S 87 deg. 00' 00" E 99.18 feet to a point the center line of Old Lickton Pike; thence with the center line of Old Lickton Pike for the following calls: N 35 deg. 53' 17" E 133.53 feet to a point; thence N 09 deg. 49' 03" E 130.09 feet to a point; thence N 19 deg 09' 01" W 215.26 feet to a point; thence N 24 deg. 37' 21" W 67.73 to a point; thence N 83 deg. 44' 06" E 94.37 feet, to the point of beginning containing 0.72 acres, more or less.

Begin the same property conveyed to grantor in Book 6535, Page 845, Register's Office for Davidson County, Tennessee.

4971 01/05 0101 03CHECK 212.80





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

RECEIVED OF _____

FOR _____

BOOK 9910 PG 96

| | | |
|---|---|---|
| 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 | 54000.00 |
| | | | CON TX | 199.80 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 212.80 |
| | | | CHECK | 212.80 |
| 01/05/96 | 01 | 09:28 | 0001 | 4971 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0138241
IDENTIF. ↑ REFERENCE

96 JAN -5 AM 9:27
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 993323