BOOK 9964 PG 160

FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 39,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF February 19 96

Notary Public

MY COMMISSION EXPIRES: May 24, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jozella M. Temple (NAME)	New Owners (NAME)	MAP 60-12
112 Hart Lane (ADDRESS)	P.O. Box 60501 (ADDRESS)	PARCEL 125
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	

FOR AND 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, Larry Gene Upchurch, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jozella M. Temple and husband, L. Russell Temple

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 Part of Lot No. 104 on the Plan of Capitol View Subdivision, as of record in Book 974, page 53, Register's Office for Davidson County, Tennessee, BEGINNING on the southerly margin of Hart Lane, as widened, in the easterly margin of a 20 foot alley, as shown on said plan; thence with the easterly margin of said alley south 2 deg. 30' east 250 feet; thence south 83 deg. 15' east 54 feet; thence northwardly 250.1 feet to the southerly margin of said Hart Lane, as widened; thence with same north 84 deg. 30' west 59 feet to the beginning.

Being the same property conveyed to Grantors by Deed of even date being recorded simultaneously herewith.

BEING the same property conveyed to Larry Gene Upchurch, unmarried by deed from Nathaniel E. McDowell, unmarried, of record in Book 7020, Page 759, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 112 Hart Lane, Nashville, TN 37207
(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 my hand this 28th day of February 19 96

Larry Gene Upchurch

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 Larry Gene Upchurch, unmarried

the bargainor _____ 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 28th day of February, 19 96.

Commission expires May 24, 1997

Notary Public

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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_____.

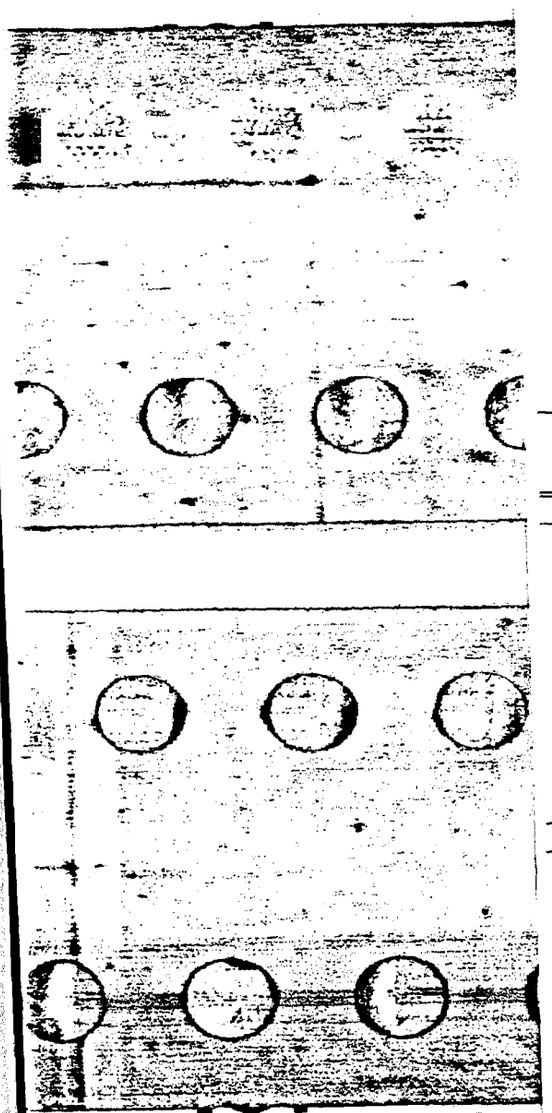
My commission expires _____

Notary Public

0155601
IDENTIF. ↑ REFERENCE

96 MAR -1 PM 1:21
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3564 03/01 0101 03CHECK 153.30



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

RECEIVED OF _____

FOR _____

BOOK 9964 PG 162

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 39000.00	
			CON TX 144.30	
			PRFEE 1.00	
			WDEED 8.00	
			TOTAL 153.30	
			CHECK 153.30	
03/01/96	01	13:23	0001 3564	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0155601
IDENTIF. # REFERENCE

96 MAR -1 PM 1:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1011690