FORM NO. WD-1

BOOK 10459 PG 173

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF May 1997.

Notary Public

~~MY COMMISSION EXPIRES~~ Dep. Reg.

~~(AFFIX SEAL)~~

THIS INSTRUMENT WAS PREPARED BY
JAMES A. CARNEY, ATTORNEY, 905 STAHLMAN BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R. Upchurch, et ux (NAME)	NO MORTGAGE ESCROW (NAME)	Part of Map 46-4
4422 Bull Run Road (STREET ADDRESS OR ROUTE NUMBER)	SEND TAX BILLS TO: (STREET ADDRESS)	13D 41890
Ashland City, TN 37015 (CITY) (STATE) (P. O. ZIP)	SAME (CITY) (STATE) (ZIP)	

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, Clifton C. Herrin and wife, Jean R. Herrin,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James R. Upchurch and wife, Debbie L. 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:

A new division of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, more particularly described as follows:

Commencing at the intersection of the centers of Bull Run Road and Pine Valley Road; thence S 73°53'17" W, a distance of 91.89' to an iron pin (new) located on the Northern right of way of Bull Run Road, said pin being the Point of Beginning and further described as the Southeast corner of the herein described parcel and the Southwest corner of a cemetery; thence with the right of way of Bull Run Road S 62°43'15" W a distance of 148.77' to an iron pin (new); thence leaving the right of way of Bull Run Road N 14°30'00" W a distance of 1,678.52' to an iron pin (existing), said pin being the Northeast property corner of Upchurch as described in Deed Book 4820, page 959 of the R.O.D.C.; thence continuing with a new severance line between the herein described parcel and Herrin as recorded in Deed Book 4735, page 54 of the R.O.D.C., N 14°30'00" W a distance of 100.00' to an iron pin (new); thence N 77°49'28" E a distance of 375.00' to an iron pin (new); thence S 10°32'29" E a distance of 1,019.49' to an iron pin (new); thence S 45°52'06" W a distance of 286.22' to an iron pin (new); thence S 20°19'23" E a distance of 148.02' to an iron pin (new); thence S 14°28'47" E a distance of 159.34' to an iron pin (new); thence S 34°21'37" E a distance of 101.76' to an iron pin (new); thence S 38°44'23' E a distance of 90.89' to an iron pin (new) located at the Northwest corner of a cemetery; thence with the West line of the cemetery S 16°17'50" E a distance 86.70' to the point of beginning, and containing an area of 427,611.45 square feet or 9.82 acres more or less.

Being a part of the same property conveyed to Clifton C. Herrin and wife, Jean R. Herrin, by deed from Glenn D. Kirby and wife, Docia Ann Kirby, of record in Book 4735, page 54, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as Bull Run Road (House Number) (Street) Ashland City, Tennessee 37015 (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 hand S this 16th day of MAY, 1997

Clifton C. Herrin
CLIFTON C. HERRIN

Jean R. Herrin
JEAN R. HERRIN

GEORGIA

STATE OF ~~TENNESSEE~~
~~XXXXXX~~ County
Carroll

Personally appeared before me, Deanne Slape, a Notary Public in and for said County and State, the within named Clifton C. Herrin and wife, Jean R. Herrin
CARROLLTON, GEORGIA
CARROLL COUNTY

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Villa Rica, Georgia this 16th day of MAY 19 97

Notary Public, Paulding County, Georgia.
My Commission Expires August 28, 2000.

Commission expires

Deanne Slape
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__.

BOOK 10459 PG 174

My commission expires _____

_____
Notary Public

2747 05/20 0101 01CASH 27.50

WARRANTY DEED

FROM

CLIFTON C. HERRIN, et ux

TO

JAMES R. UPCHURCH, et ux

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

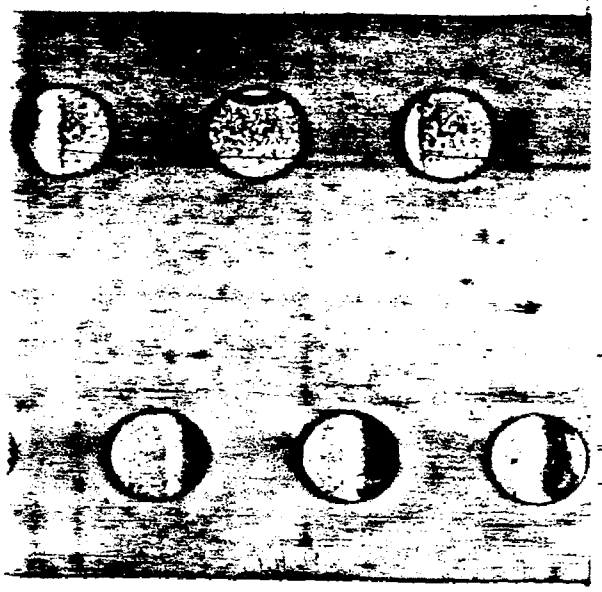
Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

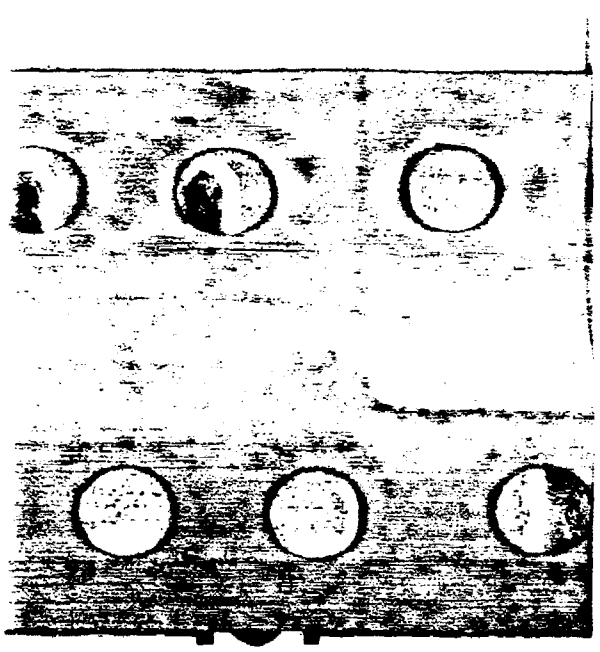
97 MAY 20 AM 9:36
DAVIDSON COUNTY, TN.
REGISTER'S OFFICE

PICK-UP

IDENTIFICATION REFERENCE

03064 65





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10459 PG 175

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 5000.00
CON TX 18.50
PRFEE 1.00
WDEED 8.00
TOTAL 27.50
CASH 27.50

05/20/97 01 09:39 0001 2747

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0306465
IDENTIF. & REFERENCE

97 MAY 20 AM 9:35

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN.

No. 1152751