Return to
Title Enterprises, LLC
214 Centerview Drive
Suite 247
Brentwood, TN 37027

BOOK 10641 PG 131

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, John R. McLaughlin and wife, Ruth McLaughlin, (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto STEVEN ~~XXXXXX~~ M. Upfold, (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Land In Davidson County, Tennessee, being the easterly 50 feet of the westerly 100 feet of Lot No. 1 on the Plan of the O'Donnell property, as of record in Plan Book 2, page 37, Chancery Court at Nashville; said part of Lot No. 1 fronts 50 feet on the southerly side of Mansfield Street and runs back between parallel lines 189.29 feet, more or less, to an alley.

BEING the same property conveyed to Steven M. Upfold, unmarried and John R. McLaughlin and wife, Ruth McLaughlin, dated September 26, 1995 and recorded October 5, 1995 in Book 9818, Page 923, Register's Office for Davidson County, Tennessee.

97 OCT -9 AM
FELIX Z.
DAVIDSON
IDENTIFICATION
0357539

8276 10/09 0101 02CHECK 8.00

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 25 day of September, 1997.

John R. McLaughlin

John R. McLaughlin

Ruth McLaughlin

Ruth McLaughlin

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF Riverside

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared John R. McLaughlin and wife, Ruth McLaughlin, the within named bargainor(s), ~~to me personally known~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 25TH day of September, 1997

Julie Fleischman
Notary Public

My Commission Expires: August 27, 1999

OFFICIAL SEAL
JULIE FLEISCHMAN
COMM. #1070552
Notary Public - California
RIVERSIDE COUNTY
My Commission Expires
AUGUST 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $10.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25 day of September

Notary Public

My Commission Expires: 3-25-2000

THIS INSTRUMENT PREPARED BY:
JOANIE L. ABERNATHY
139 - 4th AVenue, S.
Franklin, TN 37064

Mail

MAP AND PARCEL NUMBERS: Map 83-5 Parcel 176

ADDRESS NEW OWNER:
STEVEN M. UPFOLD
1032 MANSFIELD STREET
NASHVILLE, TN 37206

SEND TAX BILLS TO:
SAME