BOOK 10985 PG 289

14A

	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS ~~TRANSFER~~ IS $127,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 1998. Notary Public MY COMMISSION EXPIRES: June 19, 1999 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 128, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel T. Upton	** New Owner **	86-14B
(NAME) 2913 Chapelwood Drive	(NAME)	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	27
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, JANET S. IRWIN AND HUSBAND, GERALD E. IRWIN, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto SAMUEL T. UPTON, AN UNMARRIED PERSON , hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

3478 06/22 0101 03CHECK 478.90

unimproved (X)
This is improved( ) property, known as 2913 Chapelwood Drive, Hermitage, TN 37067
(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 GRANTEE(S), their heirs assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 18th day of June, 1998.

Janet S. Irwin

Gerald E. Irwin

Janet S. Irwin

Gerald E. Irwin

98 JUN 22 AM 8:37
ELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0453040

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Adam R. Smith, a Notary Public in and for said County and State, the within named Janet S. Irwin and husband, Gerald E. Irwin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood , Tennessee this 18th day of June, 1998.

Commission expires: 6/19/99

Adam R. Smith Notary Public

ADAM R. SMITH NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Fleetwood Subdivision, Phase One, of record in Plat Book 6900, page 248, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Janet S. Irwin and husband, Gerald E. Irwin by Warranty Deed of record in Book 9042, page 165, of the Register's Office of Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 7170, page 987; any and all matters as shown on plat of record in Book 6900, page 248; of the Register's Office of Davidson County, Tennessee

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

RECEIVED OF _____

FOR _____

BOOK 10985 PG 291

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 127000.00
CON TX 469.90
PRFEE 1.00
WDEED 8.00
TOTAL 478.90
CHECK 478.90

06/22/98 01 08:37 0001 3478

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0453040
IDENTIFICATION REFERENCE

98 JUN 22 AM 8:37

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 1309307