This instrument prepared by:
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214 Second Ave. North, Suite Two
Nashville, TN 37201

FILE NO: 200459

Davidson County DEEDWARR
Recvd: 11/07/00 08:58 2pgs
Fees:11.00 Taxes:438.45

20001107-0110358

WARRANTY DEED

Address New Owners as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) **Wayne E. Upshur**	(NAME) Owner	Map 162-07-0
(STREET ADDRESS) **5032 McLendon Drive**	(STREET ADDRESS)	Parcel 110.00
(CITY) (STATE) (ZIP) **Antioch TN 37013**	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DOROTHY R. KNIGHT,** has this day bargained and sold, and does hereby transfer and convey unto the said **WAYNE E. UPSHUR, an ~~un~~married person,** the Grantee herein, his successors, heirs and assigns, all of her interest in certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the plan of Section One, Colewood Hills, of record in Book 4300, page 130, Register's Office, Davidson County, Tennessee.

Said Lot No. 30 fronts 80.00 feet on the easterly margin of McLendon Drive and extends back 179.87 feet on the northerly line and 166.99 feet on the southerly line to a dead line in the rear, measuring 81.03 feet thereon.

Being the same property conveyed to Dorothy R. Knight by deed from Jerry R. Mabry and wife, JoAnn Mabry, of record in Book 7480, page 209, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$118,500.00.**

Subscribed and sworn to before me this the 26 th day of October, 2000.

Affiant

1-31-04
My commission expires: ~~9/20/2001~~
(Affix Seal)

~~Kay B. Housch, Notary Public~~

KATHRYN LEE DUBRAY
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

This is improved property known as 5032 McLendon Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, his successors, heirs and assigns, forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise.

Whenever 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 this 26 th day of October, 2000.

Dorothy R. Knight

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for said County and State, **DOROTHY R. KNIGHT**, the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 26 th day of October, 2000.

Kay B. Housch, Notary Public
My commission expires: 9/29/2001

NOTARY PUBLIC DAVIDSON COUNTY

ENCUMBRANCES:

1. 2001 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to all matters shown on plan of record in Plat Book 4300, page 130, Register's Office, Davidson County, Tennessee.
3. Subject to Restrictive Covenants of record in Book 4548, page 912, Register's Office, Davidson County, Tennessee.