Return to:
All-Star Title, Inc
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-7543

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP39687

WARRANTY DEED

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires on 3/23/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of May, 2001

Notary Public

MY COMMISSION EXPIRES: 3-23-02

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Robins	Countrywide Home Loans, Inc.	72-9-369
910 Cahal Ave	SV-28M/Records Management, 400 Countrywide Way	
Nashville, TN, 37206	Simi Valley, CA 93065	

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, I/WE,

Juan M. UpShaw, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eric Robins, Unmarried

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 certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot no. 86 and the easterly half of Lot No. 87 on the map of Springdale Subdivision, as of record in Book 974, page 18, Register's Office for said County.

Said Lot No. 86 and part of Lot No. 87 front together 75 feet on the southerly side of West Cahal Avenue and run back between parallel lines 157.5 feet to a dead line.

Being the same property conveyed to Juan Upshaw and wife, Autumn Upshaw by Deed from Robert P. Hoover and wife, Donna M. Hoover of record in Book 11067, page 524, Davidson County Register's Office. The said parties have since divorced and property Quitclaimed to Juan M. Upshaw by Autumn J. Upshaw at Instrument No. 2300104030032147 said Register's office.

Unimproved ( )
This is improved (X) property known as 910 Cahal Ave, Nashville, TN 37206

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/our hand(s) this 4th day of May, 2001

Juan M. UpShaw

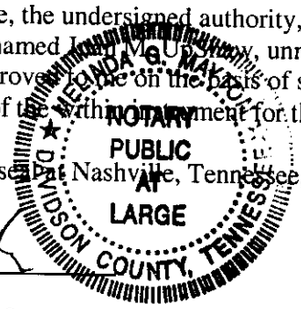
Davidson County DEEDWARR
Recvd: 06/04/01 17:42 2pgs
Fees:11.00 Taxes:333.00

20010604-0057869

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named [illegible], unmarried, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 4th day of May, 2001



Notary Public

My Commission Expires on 9/23/2002

My Commission Expires:_____