WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2002.

Notary Public

MY COMMISSION EXPIRES: April 10, 2004.
(AFFIX SEAL)

REBECCA HUDSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN. My Commission Expires April 10, 2004

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

Davidson County DEEDWARR
Recvd: 03/15/02 10:18 2pgs
Fees:13.00 Taxes:461.76
20020315-0032822

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie P. Cook	First Horizon Home Loan Corp.	039 87.01
(NAME) 5268 Simpkins Road	(NAME) PO Box 19664	Group 00-0
(ADDRESS) Whites Creek, TN 37189	(ADDRESS) Irvine California 92623-9664	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Joe Upchurch and Wife, Frances Upchurch , Bobby Upchurch, Brenda Martin, Dallas Upchurch, Ronnie Upchurch, and Sherry Brown HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie P. Cook and ~~husband~~ Stephen R. Cook , 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:

Land in the 14th Civil District of Davidson County, Tennessee, and more particularly described according to a survey by Frank V. Neely, Registered Land Surveyor, No. 1493, of M & K Engineer, June 25, 1992, as follows:

BEGINNING at an iron pin on the Easterly side of Simpkins road, corner to Boward Taylor, thence with the line between this property and Taylor, N. 86 deg. 00' 00" East 309.14 feet to an iron pin and corner with Dennis Bobel; thence S. 18 degrees 17' 46" East, 210.11 feet to an iron pin; thence with the line between Bobel and this property, S. 86 degrees 00' 00" W, 431.16 feet to the margin of Simpkins Road; thence with the easterly margin of Simpkins Road, in a northerly direction with a curve with a radius of 454.71 feet, 102.02 feet to an iron pin;
Continued on next page.

Being the same property conveyed to Joe Upchurch and Wife, Frances Upchurch by deed from Richard Carney Barnes, Charles Alvin Barnes, Jr., Bonnie Sue Barnes Bickerstaff, Janice Elaine Barnes Bailey, Wilma Jean Barnes Colorigh, Joe Barnes, Jr., Frank Ezell Barnes, Daniel Lee Barnes, William Edwin Barnes and Marjorie Diane Barnes Nicks of record in Deed Book 8707, page 802, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 5268 Simpkins Road, Whites Creek, TN 37189
(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 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 28th day of February, 2002.

Pamma Upchurch Shirley Upchurch
Terry L Upchurch Dallas Upchurch
Bobby Upchurch
Ronnie Upchurch Sherry Brown
Brenda Martin
Becky Upchurch
Charles Ward

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Upchurch and Wife, Frances Upchurch the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/26/2002

My Commission Expires:

Rebecca Hudson
Notary Public

File Number2202159

RETURN TO:
Cumberland Title of Hendersonville
d/b/a Services Management Co. of Tennessee
181 East Main Street, Suite 3
Hendersonville, TN 37075

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Joe Upchurch and Wife, Frances Upchurch, Pamma Upchurch, Terry L. Upchurch, Shirley Upchurch, Dallas Upchurch, Ronnie Upchurch, Becky Upchurch, Sherry Brown, Bobby Upchurch, Brenda Martin and Charles Upchurch, with whom I am personally aquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 26th day of Febrauary, 2002.

Rebecca Hudson
Notary Public

REBECCA HUDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires April 10, 2004

My Commision expires

Continuation of Legal

thence with a curve with a radius of 83.90 feet, 93.92 feet to an iron pin; thence with a radius of 66.16 feet, 41,74 feet to the point of beginning.