Davidson County DEEDWARR
Recvd: 07/23/02 14:56 2pgs
Fees:13.00 Taxes:547.23
20020723-0088542

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Alice B. Upchurch
223 Camelot Dr.
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Center Dr.
Franklin, TN 37067

MAP **142-2**
GROUP
PARCEL **233**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **D. W. Conrad and Jean C. Boyd** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Alice B. Upchurch, unmarried**, hereinafter called the "GRANTEE", her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 261on the plan Plan of Cross Timbers, Section 5, of record in Plat Book 4175, page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said lot No. 261, which is a corner lot, fronts 46.77 feet on the northwesterly margin of Harness Drive and fronts 224.11 feet on the broken southwesterly margin of Camelot Drive, said frontages being joined by a curve having a length of 35.19 feet, and extends back 45.50 feet on the northerly line and 186.5 feet on the southwesterly line to a dead line in the rear measuring 162.02 feet thereon.

Being the same property conveyed to D. W. Conrad and Jean C. Boyd by Quitclaim Deed from Dolores H. Conrad, a widow, of record in Book 6163, page 641, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 223 Camelot Dr., Nashville, Tennessee 37221.

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", her heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this the 18th day of July, 2002.

D. W. Conrad

D. W. Conrad

Jean C. Boyd by D. W. Conrad

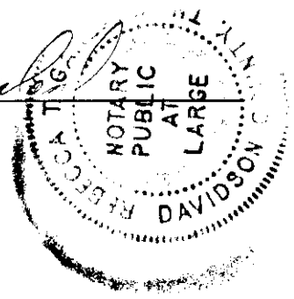
Jean C. Boyd, by D. W. Conrad, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **D. W. Conrad, individually and as attorney in fact for Jean C. Boyd**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 18th day of July, 2002.

Rebecca T. Garland
NOTARY PUBLIC

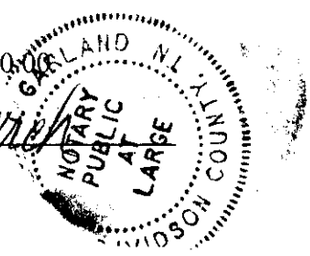


My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $147,900.00.

AFFIANT



Subscribed and sworn to before me on this 18th day of July, 2002.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/29/2005