Davidson County DEEDWARR
Recvd: 12/26/02 13:50 3pgs
Fees:18.00 Taxes:129.50
20021226-0158795

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Jackson Alan Fuller, et ux	Same as New Owner	Map 17
1636 Union Hill Rd		Parcel 25
Goodlettsville, Tn. 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, JASON D. UPCHURCH, joined by his wife, JILL UPCHURCH, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto JACKSON ALAN FULLER and wife, PATRICIA FULLER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1: BEING a tract of land on the northerly side of Union Hill Road in Davidson County, Tennessee, and described as Tract No. 2 according to an unrecorded survey of Donald R. Carver dated May 15, 1984, generally bounded on the south by Gibson, on the east by Lee, and on the north and west by Caldwell, and being more particularly described as follows:

BEGINNING at the southeast corner of Clement; thence North 4 deg. 00' East 230.80 feet to a point; thence North 89 deg. 00' East 524.16 feet to a point, being the point of beginning of this tract of land; thence North 2 deg. 30' East 900 feet to a point; thence South 87 deg. 00' East 386.25 feet to a point; thence South 4 deg. 00' West 713.21 feet to a point; thence South 83 deg. 00' East 49.50 feet to a point; thence South 14 deg. 30' East 118.80 feet to a point; thence South 11 deg. 00' West 138.20 feet to a point; thence South 35 deg. 12' West 149.50 feet to a point; thence South 89 deg. 00' West 161.00 feet to a point; thence North 3 deg. 30' East 198.60 feet to a point; thence North 87 deg. 00' West 200.00 feet to a point, the point of beginning, and containing 10.16 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED from this conveyance is that property conveyed to Dale Mandel and wife, Rebecca W. Mandel, their heirs or assigns, by deed from Everett Wayne Sanders, a single person, of record in Book 6535, page 848, Register's Office for Davidson County, Tennessee, said property being more specifically and particularly described as follows, to-wit:

> LAND in Davidson County, Tennessee, and being more particularly described according to a survey made by J. Bruce Rainey, Surveyor #823, dated January 8, 1985, and known as Job No. 85-026, as follows:
>
> BEGINNING at a point in a fence, being the southeast corner of this tract and being in the line of the Dale D. Mandel property of record in Book 6100, page 471, Register's Office for Davidson County, Tennessee, and also being North 87 deg. 00' 00" West 99.18 feet from the center line of Old Lickton Pike; thence with the line of said Mandel property the following calls: North 87 deg. 00' 00" West 69.67 feet to a set iron pin at a fence corner; thence North 00 deg. 01' 44" East

236.49 feet to a fence corner; thence North 79 deg. 38' 10" West 88.94 feet to a fence corner; thence North 03 deg. 20' 22" West 134.97 feet; thence leaving the said Mandel property, South 79 deg. 38' 10" East 69.34 feet to a point; thence South 33 deg. 53' 27" East 172.72 feet to a point; thence South 00 deg. 01' 44" West 235.00 feet to the point of beginning, containing 0.72 acres, more or less.

TRACT 2: LAND in Davidson County, Tennessee, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 8, 1985, and known as Job Number 85-026 as follows:

BEGINNING at a point in the westerly margin of Lickton Pike, 40 feet from the center line, being the northeast corner of this tract, and also being the southeast corner of the Gwendlynn L. Hindsley property of record in Book 5722, page 133, Register's Office for Davidson County, Tennessee; thence with said margin of Lickton Pike the following calls: with a curve to the left, having a radius of 676.50 feet and a long chord of 171.92 feet, said chord having a bearing of South 07 deg. 38' 02" East, a distance along the curve of 172.39 to a point; thence South 14 deg. 55' 58" East 39.30 feet to a point; thence with a curve to the right having a radius of 283.66 feet and a long chord of 332.28 feet, said chord having a bearing of South 20 deg. 55' 55" West, a distance along the curve 355.12 to a point; thence South 56 deg. 47' 49" West 60.80 feet to a point; thence South 33 deg. 12' 11" East 15.00 feet to a point being 25 feet from the center of the road; thence South 56 deg. 47' 49" West 78.98 feet to a point; thence leaving the road, North 00 deg. 01' 44" East 101.51 feet to a point in a fence; thence South 87 deg. 00' 00" East 99.18 feet to a point the center line of Old Lickton Pike; thence with the center line of Old Lickton Pike for the following calls: North 35 deg. 53' 17" East 133.53 feet to a point; thence North 09 deg. 49' 03" East 130.09 feet to a point; thence North 19 deg. 09' 01" West, 215.26 feet to a point; thence North 24 deg. 37' 21" West 67.73 feet to a point; thence North 83 deg. 44' 06" East 94.37 feet to the point of beginning, containing 0.72 acres, more or less.

BEING the same property conveyed to Jason D. Upchurch and wife, Stephanie R. Upchurch, by deed from Everett W. Sanders, a single man, of record in Book 9910, page 93, Register's Office for Davidson County, Tennessee; and, being the same property conveyed to Jason D. Upchurch by Quitclaim Deed from Stephanie R. Upchurch of record in Book 10615, page 63, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

This is unimproved property on Union Hill Road, Goodlettsville, TN 37072.

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, the GRANTORS, 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 warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2002, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

And, we, the GRANTORS, 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.

Joinder of Spouse: JILL UPCHURCH, wife of JASON D. UPCHURCH, joins in this conveyance to convey any and all right, title or interest which she may have in and to the real property described herein, marital or otherwise.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

JASON D. UPCHURCH

JILL UPCHURCH

"GRANTEES"

JACKSON ALAN FULLER

PATRICIA FULLER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON D. UPCHURCH and wife, JILL UPCHURCH, and JACKSON ALAN FULLER and wife, PATRICIA FULLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 16th day of December, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $35,000.00.

Affiant

Sworn to and subscribed before me, this the 16th day of December, 2002.

NOTARY PUBLIC

DIANA C. FREY
NOTARY PUBLIC AT LARGE
ROBERTSON COUNTY, TN
My Comm. Expires July 23, 2005