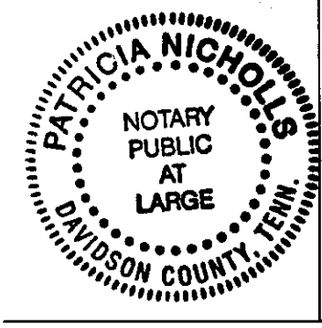
FILE BOX 45

WARRANTY DEED



Davidson County DEEDWARR
Recvd: 02/12/03 09:21 2pgs
Fees:13.00 Taxes:170.20



20030212-0019196

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

Terry L Upchurch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February 20 03

Patricia Nicholls
Notary Public

MY COMMISSION EXPIRES: January 29, 2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Terry L. Upchurch (NAME)	NEW OWNER (NAME)	MAP #72-6
3880 Old Coopertown Road (ADDRESS)	(ADDRESS)	PARCEL #190
Springfield, TN 37172 (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, Bobby Gene Upchurch, Arthur Dallas Upchurch, Brenda Upchurch Martin, Ronald L. Upchurch, Terry L. Upchurch and Sherry L. Upchurch Brown, Devisees of * HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Terry L. Upchurch and Brenda Upchurch Martin

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:

BEING Lot No. 23, on the Plan of Casper Zopfi's Place, of record in Plat Book 547, Page 22, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

Being part of the same property conveyed to Joe F. Upchurch and wife, Frances J. Upchurch by deed from Doris A. Peacemaker, a single person of record in Book 5612, Page 57, said Register's Office. The said Joe F. Upchurch and wife, Frances J. Upchurch now being deceased. The said Joe F. Upchurch having predeceased Frances J. Upchurch. Frances J. Upchurch died June 16, 2001 and devised the property by Will to Bobby Gene Upchurch, Arthur Dallas Upchurch, Brenda Upchurch Martin, Ronald L. Upchurch, Terry L. Upchurch, and Sherry L. Upchurch Brown. Will is of record in Probate #16237, Probate Court, Robertson County, Tennessee.

This conveyance is made subject to: (1) 2003 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 22, said Register's Office; and (3) Right of Way Easement of record in Book 1681, Page 99; Book 1727, Page 604; and Book 8332, Page 916; (4) Sanitary Sewer Easement of record in Book 4236, Page 199, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1047 E. Trinity Lane, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

*the Estate of Frances J. Upchurch

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 our hand s this 11th day of February, 20 03

Bobby Gene Upchurch

Brenda Upchurch Martin

Arthur Dallas Upchurch

Ronald L. Upchurch

Terry L. Upchurch

Sherry L. Upchurch Brown

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 20_____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon_____oath(s) acknowledged_____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____ 20_____ .

My commission expires _____ _____

Notary Public

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 Bobby Gene Upchurch, Arthur Dallas Upchurch, Brenda Upchurch Martin, Ronald L. Upchurch, Terry L. Upchurch and Sherry L. Upchurch Brown, Devisees of the Estate of Frances J. Upchurch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Devisees of the Estate of Frances J. Upchurch and as such Devisees, are authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of February, 2003.

My Commission Expires: 1/29/05

NOTARY PUBLIC

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.