PREPARED BY (AND RETURN TO):

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Davidson County DEEDWARR
Recvd: 11/04/03 13:53 2pgs
Fees:13.00 Taxes:314.50
20031104-0161744

W & I Ref: (GJ) Title No: 45130

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James K. Upchurch, Jr. Amy Elizabeth Upchurch 6400 Alessio Road Joelton, Tennessee 37080	Union Planters Bank, N.A. 2019 Richard Jones Road, Suite 300 Nashville, Tennessee 37215

TAX MAP-PARCEL NUMBERS: Map 038, Parcel 186

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$85,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Robert C. Acklin and spouse, Diane S. Scher, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James K. Upchurch, Jr. and spouse, Amy Elizabeth Upchurch** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being described according to a boundary survey by Walter H. Davidson, R.L.S. Tennessee Registration No. 1467, dated July 6, 2002, Job. No. 200020, as follows:

Certain Real Property on the southeast side of Alessio Road, in the First Council District of Nashville, Davidson County, Tennessee.

Beginning at an iron rod at the southwest corner of Alessio Road thence with the southern terminus of Alessio Road thence South 88 degrees 55 minute 43 seconds East for 50.02 feet to an iron rod at the southwest corner of the property conveyed to Anthony Lyell Hunter as of record in Book 9222, page 338, Register's Office of Davidson County, Tennessee.

Thence with Hunter's south line South 88 degrees 55 minutes 43 seconds East for 642.64 feet to an iron rod;

Thence with the common line with Charles F. Birk as of record in Book 5423, page 570, Register's Office Davidson County, Tennessee South 01 degrees 51 minutes 14 seconds West for 251.40 feet to an iron rod;

Thence South 77 degrees 57 minutes 27 seconds West for 56.98 feet to a large beech tree;

Thence South 50 degrees 30minutes 35 seconds West for 325.00 feet to an iron rod;

Thence South 63 degrees 36 minutes 51 seconds West for 85.00 feet to an iron rod;

Thence with a new line North 29 degrees 39 minutes 01 seconds West for 511.64 feet to an iron rod;

Thence North 01 degrees 04 minutes 17 seconds East for 75.00 feet; to the point of beginning.

Containing 220528.2 square feet or 5.06 acres more or less.

Being part of the same property conveyed to Diane Scher and Robert Acklin by deed from Harry H. Meek and Penelope Meek, both unmarried, of record in Book 11064, page 801, said Register's Office. By Quitclaim Deed of record in Doc.No. 20031015-0152962, said Register's Office. By Quitclaim Deed of record in Doc. No. 20031015-0152962, said Register's Office, a tenancy by the entireties was created in Diane Scher and spouse Robert Acklin.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2004, and subsequent years; Application for Greenbelt Assessment – Agricultural of Record in Book 8843, page 511, said Register's Office; Issuance of an electrical permit by the Metropolitan Government of Nashville and Davidson County, Tennessee, for electrical service for a detached structure of record in Book 8667, page 570, said Register's Office; Easement for ingress and egress purposes..

This is improved property, known as: 6400 Alessio Drive, Joelton, Tennessee 37080

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of October, 2003 .

Robert C. Acklin

Diane S. Scher

State of TENNESSEE

County of DAVIDSON

On this 29th day of October, 2003, before me the undersigned authority, personally appeared **Robert C. Acklin Diane S. Scher**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

Notary

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $85,000.00

Affiant

Sworn and subscribed before me this 29th day of October, 2003

My Commission Expires:

Notary Public

CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007