27A
293

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

H. Anthony Duncan, Esq.
Aspen Grove Title, Inc.
201 Seaboard Lane, Suite 100
Franklin, TN 37067

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS $105,000.00.

Emily Dolinger
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 14 day of November, 2003.

Notary Public
My Commission Expires: 3-27-04

LINDA S. HA... NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TEN...

WARRANTY DEED

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Terry R. Upchurch, Jr.	Molter, Allen & Williams Mort. Co.	90-08 174.00
565 Annex Avenue	P.O. Box 10025	
Nashville, TN 37209	Birmingham, AL 35202	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEITH T. WALLACE and wife, BILLIE J. WALLACE** hereinafter referred to as Grantor(s), hereby transfers and conveys to **TERRY R. UPCHURCH, JR. and wife, BRIDGETTE UPCHURCH,** hereinafter referred to as Grantee(s), his/her/their 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. 39, on the Plan of Charlotte Park Annex, of record in Book 3700, page 49, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to KEITH T. WALLACE and BILLIE J. WALLACE, husband and wife, by Warranty Deed from THOMAS E. MCCLENDON and wife, JOSHUA SMITH MCCLENDON of record in Book 10210, page 347, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions and easements of record in the Register's Office of Davidson County, Tennessee.

Taxes for the current year have been prorated and have been assumed by Grantee(s).

This is improved property known as: **565 Annex Avenue, Nashville, TN 37209.**

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**, his heirs and assigns forever, and I do covenant with the said **GRANTEE** that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 hand this 14 day of November, 2003.

Keith T. Wallace
KEITH T. WALLACE

Billie J. Wallace by Keith T. Wallace her attorney-in-fact
BILLIE J. WALLACE by KEITH T. WALLACE,
Her Attorney-in-fact

Davidson County DEEDWARR
Recvd: 12/01/03 09:05 2pgs
Fees:13.00 Taxes:388.50

20031201-0172233

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Keith T. Wallace** with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand this 14 day of November, 2003.

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **KEITH T. WALLACE**, with whom I am personally acquainted or who proved to me based upon satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney-in-fact of the maker (or a constituent of the maker) and is authorized by the maker (or by its constituent, the constituent being authorized by the maker,) to execute this instrument on behalf of the maker.

Witness my hand this 14 day of **November, 2003.**

Notary Public

My Commission Expires: 1/4/06

H. ANTHONY DUNCAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN