THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22257-01-2004** File 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $122,500.00 Affiant Subscribed and sworn to before me this 16th day of February, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Laurie A. Rupe 2144 Nashboro Blvd. Nashville, TN 37217	**Send Tax Bills To:** Wells Fargo Home Mortgage 100 S. 5th St. Minneapolis, Minnesota 55440	**Tax Information:** Map No.135.12 Parcel No. 010.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Robert J. Upchurch**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Laurie A. Rupe**, unmarried ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2144 Nashboro Blvd., Nashville, Tennessee 37217

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16th day of February, 2004.

Robert J. Upchurch

Davidson County DEEDWARR
Recvd: 02/19/04 15:10 2pgs
Fees:13.00 Taxes:453.25

20040219-0019456

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Robert J. Upchurch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 10 on the Plan of Nashboro Village-Tract 7 as of record in Plat Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Robert J. Upchurch, unmarried, by deed dated November 16, 2001 from NVR, Inc., a Virginia corporation, trading as Fox Ridge Homes, of record as Instrument No. 2011127-0129356, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2004 City/County Taxes, which have been prorated and assumed by the Grantee(s);
2) Restrictions of record in Book 11703, page 520, amended in Instrument No. 200003160027171, consent in Instrument No. 20010322-0027768;
3) Dedication of common area of record in Instrument No. 2001010-0100360;
4) Charter of record in Book 11703, page 518;
5) Easements of record in Book 8870, page 887, Book 4815, page 425, Book 11594, page 299, Instrument No. 20001012-0101575; and
6) All matters appearing on the Plan of record in Book 4660, page 156 and Book 11700, pages 49 and 50, Register's Office for Davidson County, Tennessee.