Davidson County DEEDWARR
Recvd: 04/12/04 12:19 2pgs
Fees:13.00 Taxes:444.00
20040412-0040791

THIS INSTRUMENT PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 Deaderick Street, Suite 1100
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Phillip Upchurch
Affiant

Subscribed and sworn to before me, this 9th day of April, 2004.

Notary Public

My Commission Expires: 3-24-05

M. MORRIS JEFFRIES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:
Phillip Upchurch and
Marjorie S. Upchurch
2505 Midvale Drive
Nashville, TN 37214

Send Tax Bills To:
Same as New Owner

Map, Parcel Number:
84-4-36

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **T. MONROE GRAVES AND WIFE, LOUISE M. GRAVES**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **PHILLIP UPCHURCH AND WIFE, MARJORIE S. UPCHURCH**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of McGavock Heights, Section II, as of record in Book 2330, page 101, Register's Office for said County.

Said Lot No. 41 fronts 93.1 feet on the south side of Midvale Drive and runs back 218.7 feet on the west line and 230.3 feet on the east line, which is a broken line to a dead line in the rear on which it measures 76.2 feet.

Being the same property conveyed to T. Monroe Graves and wife, Louise M. Graves by deed from Laurence L. Treanor and wife, Judith W. Treanor, of record in Book 4264, page 644, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is not the principal place of residence of the Grantors named herein.

This conveyance is made subject to:

1. 2004 Davidson County taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 2330, page 101, Register's Office for Davidson County, Tennessee.

This is improved property known as 2505 Midvale Drive, Nashville, TN 37214.

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 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 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 and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 9th day of April, 2004.

T. Monroe Graves
T. Monroe Graves

By: Walter Eli Graves
Walter Eli Graves, Attorney in Fact

Louise M. Graves
Louise M. Graves

By: Walter Eli Graves
Walter Eli Graves, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WALTER ELI GRAVES,** with whom I am personally acquainted, 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 T. Monroe Graves and of Louise M. Graves,** and is authorized to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 9th day of April, 2004.

Notary Public

My Commission Expires: 3-26-05

M. NORRIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.