RETURN TO:

Homeland Title
1896 General George Patton Dr.
Franklin, TN 37067

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 05/19/04 11:15 2pgs
Fees:13.00 Taxes:260.85
20040519-0058807

ADDRESS NEW OWNER:
Margaret Green
7219 Sheffield Square, Unit 7219
Nashville, Tennessee 37221

SEND TAX BILL TO:
NEW OWNER

MORTGAGEE:

MAP	**142-10**
GROUP	**C**
PARCEL	**9.00-CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael Todd Upchurch, unmarried** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Margaret Green, unmarried**, hereinafter called the "GRANTEE", her 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 Unit No. 7219 of Sheffield Square Condominium, as established by Master Deed of record in Book 7142, page 73, amended in Book 7160, page 232, as shown on the plan of record in Book 5210, page 191, as re-recorded in Book 5210, page 192, and revised in Book 5210, page 199, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Michael Todd Upchurch, unmarried by deed from Melanie R. Jacobs, unmarried of record in Instrument no. 20010620-0065484, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 7219 Sheffield Square, Unit 7219, Nashville, Tennessee 37221.

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", her heirs and assigns, forever, and, GRANTOR does covenants with the said "GRANTEE" that he is lawfully seized 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; and, "GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and her 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 the 10th day of May, 2004.

Michael Todd Upchurch by Alice Upchurch

Michael Todd Upchurch, by Alice Upchurch, as attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Alice Upchurch**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledged that she is the attorney in fact for **Michael Todd Upchurch,** the bargainor, and that as said attorney in fact she executed the within Warranty Deed by signing the name of **Michael Todd Upchurch**, as her free act and deed..

WITNESS my hand and official seal this 10th day of May, 2004.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND TN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires: 5/29/2005

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $70,500.00.

Carol A. Clawson
AFFIANT

Subscribed and sworn to before me on this 10th day of May, 2004.

Pamela Jo Yates
NOTARY PUBLIC

PAMELA JO YATES NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 03-22-08