Davidson County DEEDWARR
Recvd: 07/23/04 13:35 2pgs
Fees:13.00 Taxes:288.04
20040723-0088327

RECORD AND RETURN TO:
NATIONS TITLE OF TENNESSEE, INC.
5214 MARYLAND WAY, STE. 208
BRENTWOOD, TN 37027
04TN04076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$77,847.79

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, This the 9th day of July, 2004

Notary Public

MY COMMISSION EXPIRES:

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

THIS INSTRUMENT WAS PREPARED BY
NATIONS TITLE AGENCY OF TENNESSEE, INC., 5214 MARYLAND WAY. STE. 208, BRENTWOOD, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael K. Upchurch **5032 Pine Valley Road** **Ashland City, TN 37015**	**New Owners**	**056-002.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John C. Boone, Administrator of the Estate of Kimberly Knox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael K. Upchurch, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a stake in the southern margin of a 30-foot private road, the said stake being located 840 feet southward from the south margin of Bull Run Road; running thence South 10-1/2 deg. West 830 feet to a stake; thence South 68 deg. East 105 feet to a stake; thence North 10-1/2 deg. East to a stake in the southern margin of a private road; thence with the southern margin of said private road North 68 deg. West 105 feet to the point of beginning, containing 2 acres, more or less; together with the 30-foot right of way of the said private road to enter the property described herein.

Being the same property conveyed to Kimberly Knox and Joseph Lumley, by Warranty Deed from William H. Morrow and wife, Lillie May Morrow, dated 4-11-00 and recorded 4-20-00 in Instrument Number 200004200039760, Register's Office for Davidson County, Tennessee. The said Kimberly Knox having since died on September 12, 2003, leaving subject property vested in her surviving heirs at law. The Estate of Kimberly Knox having been probated in Case No. 03P1872, in the Probate Court for Davidson County, Tennessee, giving John C. Boone, Administrator of the Estate of Kimberly Knox, deceased, full authority to sell subject property.

Unimproved ( )
This is improved (X) property known as **5032 Pine Valley Road, Ashland City, TN 37015**
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 do 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 we do 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 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 our hands this 9th day of July, 2004.

John C. Boone Administrator

John C. Boone, Administrator of the Estate of Kimberly Knox

TAI

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John C. Boone, Administrator of the Estate of Kimberly Knox, the bargainor(s) with whom I am personally acquainted or 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 and official seal at Ashland City, Tennessee, this 9th day of July, 2004.

Commission Expires:_____

Dolly T Peay
Notary Public

DOLLY T. PEAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2004.

Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the _____ day of _____, 2004, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at Brentwood, Tennessee, this the _____day of _____, 2004.

Commission Expires:_____

_____
Notary Public