FILE BOX 85

WARRANTY DEED

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 41,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2005

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Donald Richard Coffey	New Owner	Map 072 & 072
1047 E. Trinity Lane		Group 06-0 & 05-0
Nashville, TN 37216		Parcel 190.00 & 106.00

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

Terry L. Upchurch and Brenda Upchurch Martin

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Donald Richard Coffey, 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:

BEING Lots Nos. 23, 25 and 26, on the Plan of Casper Zopfi's Place, of record in Plat Book 547, Page 22, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Terry L. Upchurch and Brenda Upchurch Martin by deeds from Bobby Gene Upchurch, Arthur Dallas Upchurch, Brenda Upchurch Martin, Ronald L. Upchurch, Terry L. Upchurch, and Sherry L. Upchurch Brown, Devisees of the Estate of Frances J. Upchurch, of record in Instrument 20030212-0019196 and by Deed of record in Instrument 20030212-0019197, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 547, Page 22, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1047 E Trinity Lane & 1044 Zophie Street, Nashville, TN 37216

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 8th day of June, 2005.

Terry L Upchurch
Terry L. Upchurch

Brenda Upchurch Martin
Brenda Upchurch Martin

Davidson County DEEDWARR
Recvd: 06/10/05 14:09 2 pgs
Fees:13.00 Taxes:152.07

20050610-0066849

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Terry L. Upchurch and Brenda Upchurch Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the
purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of June, 2005.

My Commission Expires: 01/24/09

Notary Public

