File No. 60177

WARRANTY DEED

MIGNON SMELSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN My Commission Exp Nov 22 2008

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 11-22-08
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles L. Upshur	America's Wholesale Lender	07204010800
9243 Hunterboro DR.	(NAME) 750 Old Hickory Boulevard	07204010900
Brentwood (ADDRESS) Tn 37027	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Samuel Joseph Escue and Michael Len Escue, devisees of Edith C. Escue, deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles L. Upshur and wife, Laura E. Robertson, 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:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 1 of Block "F" on the Map of Inglewood Terrace of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northeasterly margin of Little Avenue, the common corner of Lots Nos. 1 and 2; thence with the line of said lots northeasterly 137 feet more or less to the common corner of Lots Nos. 1 and 10; thence with the line between said lots southeasterly 79.9 feet more or less to the northwesterly margin of Shelton Avenue; thence with the margin of the same southwesterly 117 feet 6 inches to a point, the beginning of a curve; thence around said curve in a westerly direction to a point in the northeasterly margin of Little Avenue; thence with said Avenue northwesterly 60 feet to the point of beginning.

Tract 2:
Being Lot No. 2 of Block "F" on the Map of Inglewood Terrace of record in Book 1130, page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 80 feet on the northeasterly side of Little Avenue and runs back between parallel lines 137 feet, more or less, to a dead line.

Tract 1 being the same property conveyed to Samuel L. Escue and wife, Edith C. Escue by deed from Hippodrome Motors, Inc., dated July 26, 1957, of record in Book 2691, page 332, Register's Office for Davidson County, Tennessee. The said Samuel L. Escue having since died on April 23, 1974 leaving Edith C. Escue as the surviving tenant by the entirety. Tract 2 being the same property conveyed to Edith C. Escue, a widow, by deed from Samuel Joseph Escue and wife, Kathleen M. Escue, dated April 3, 1978, of record in Book 5269, page 54, Register's Office for Davidson County, Tennessee. See also Quitclaim Deed of record in Instrument No. 20041028-0129482, Register's Office for Davidson County, Tennessee. The said Edith C. Escue having since died testate on December 29, 2005. Title to subject property vested in Samuel Joseph Escue and Michael Len Escue pursuant to terms of Last Will and Testament of Aline Escue of record in Volume 6319/02211437, Probate Court Clerk's Office for Davidson County, Tennessee.

Edith C. Escue and Aline Escue being one and the same person.

Michael Leonard Escue and Michael Len Escue being one and the same person.

Davidson County DEEDWARR
Recvd: 03/22/06 09:34 2 pgs
Fees:13.00 Taxes:555.00

20060322-0032556

unimproved ☐

This is improved ☒ property, known as 1515 Shelton Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

File No. 60177
Witness our hands this 17th day of March, 2006.

Samuel Joseph Escue, devisee of Edith C. Escue, deceased

Michael Len Escue, devisee of Edith C. Escue, deceased

STATE OF TENNESSEE

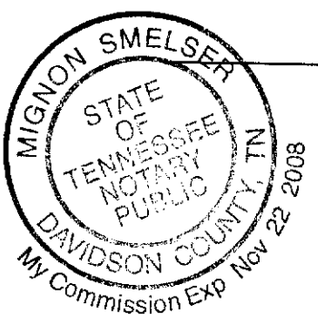
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Joseph Escue and Michael Len Escue, devisees of Edith C. Escue, deceased, the bargainor(s), 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 this 17th day of March, 2006.

Commission expires:

4-22-08



Notary Public