THIS INSTRUMENT PREPARED BY: return to:
Natchez Title & Escrow, LLC
717 Old Hickory Boulevard, Suite A
Brentwood, TN 37027

SEND TAX BILLS TO:
New Owner

MAP PARCEL NUMBERS
Map & Parcel No. 64-9-180

Davidson County DEEDWARR
Recvd: 04/16/08 08:53 2 pgs
Fees:13.00 Taxes:549.45
20080416-0038287

WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of April, **2008**, by and between **Dennis Ray Upkins and Vanessa Renee Bass Upkins, husband and wife**, party of the first part, and **David C. Hall and Marnee Leigh Hall, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$148,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Old Hickory County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Southfork Subdivision, Section One, of record in Plan Book 6250, pages 384 and 385, Register's office for said County, to which plan reference is hereby made for a more detailed description of said lots.

Being the same property conveyed to Dennis Ray Upkins, unmarried and Vanessa Renee Bass, unmarried by deed from Centex Homes Enterprises of record in Book No. 7416 page 700, dated 11/20/87, recorded 12/3/87, Register's Office for Davidson County, Tennessee. The said Dennis Ray Upkins and Vanessa Renee Bass have since married each other and now she goes by Vanessa Renee Bass Upkins.

Vanessa Renee Bass, Vanessa Renee Upkins, Vanessa Renee Bass Upkins and Vanessa Upkins are one and the same person.

The above referenced property is also known as 209 Barrington Court, Old Hickory, TN 37138.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters appearing of record in Plat Book 6250, pages 384 and 385; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

DENNIS RAY UPKINS

BY: Dennis Ray Upkins by Charita Upkins, Attorney in Fact
CHARITA UPKINS, Attorney in Fact

VANESSA RENEE BASS UPKINS

BY: Vanessa Renee Bass Upkins by Charita Upkins, Attorney in Fact
CHARITA UPKINS, Attorney in Fact

STATE OF TENNESSEE, COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Charita Upkins who is the Attorney-in-Fact for Dennis Ray Upkins and Vanessa Renee Bass Upkins, husband and wife, as per Power of Attorney recorded simultaneously herewith,** to me known to be the person described in and who executed the foregoing instrument as the Attorney in Fact for Dennis Ray Upkins and Vanessa Renee Bass Upkins, and acknowledged that she executed the same for the purposes therein contained with full power and authorty as the Attorney in Fact for Dennis Ray Upkins and Vanessa Renee Bass Upkins.

WITNESS my hand and Notarial Seal at office this 11th day of April, **2008.**

My commission expires 3-7-11

Notary Public

DAVIDSON COUNTY, TENNESSEE ★ TISHA C. BALDWIN ★ NOTARY PUBLIC AT LARGE

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$148,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 11th day of April, **2008.**

NOTARY PUBLIC

My commission expires: 11-22-2010

BONNIE J. CURRY ★ STATE OF TENNESSEE NOTARY PUBLIC ★ COUNTY OF DAVIDSON

PROPERTY ADDRESS:
209 Barrington Court
Old Hickory, TN 37138

Name & address of new owner:
David C. & Marnee Leigh Hall
209 Barrington Court
Old Hickory, TN 37138