STATE OF Tennessee
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 10/01/08 10:38 2 pgs
Fees:13.00 Taxes:75.85
20081001-0099502

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,500.00.

X Robert P. Swanson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF September, 2008.

Notary Public
MY COMMISSION EXPIRES: 3/20/10
File No. G8-6407D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert Patrick Swanson and Cheryl S. Swanson, husband and wife (NAME)	X New Owner (NAME)	2-33
168 East End Road (STREET ADDRESS	1304 S. Graycroft Ave. (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Madison, TN 37115 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Timothy E. Upchurch, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert Patrick Swanson and Cheryl S. Swanson, husband and wife,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

A tract of land in the 10th Civil District of Davidson County, Tennessee, a portion of which lies in Ridgetop, Tennessee, described as follows:

Land on the South side of East End Road, and East of Highway 41, beginning at a white oak; thence running East 7 1/5 poles to an elm, south 48 poles to the bottom of hollow in said line; thence west with center of hollow 7 1/5 poles to Purdue's line, thence with said line, north 48 poles to the beginning. Property is generally bounded: north by Joyner and East End Road; south by Julian L. Adams' land; west by G. W. Coggins' heirs.

BEING a portion of the same property conveyed to Timothy E. Upchurch, married from Bobby G. Upchurch, surviving tenant by the entirety, by Quit Claim Deed dated October 11, 1999, in Book 11701, Page 800, in the Register's Office for Davidson County, Tennessee.

This is not the marital residence of the Grantor herein.
Subject to any and all plats, easements, restrictions, and other matters of record.
The 2007 taxes have been paid by the Grantor, and the current year's taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as 168 East End Road, Goodlettsville, TN 37072.

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. Whenever 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/our hand(s) this 25th day of September, 2008.

X _____
Timothy E. Upchurch

September 25, 2008
Date

X _____
Sally Jane Upchurch

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 Timothy E. Upchurch, married, 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. *Sally Jane Upchurch

Witness my hand and official seal, this 25th day of September, 2008.

My Commission Expires: 3/20/10

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named _____, _____ for _____, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the _____ of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of September, 2008.

My Commission Expires:_____

_____
Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066