THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Talbott Title & Escrow, LLC
2212 8th Avenue South
Nashville, TN 37204
Telephone: 615-661-8099
File No. 08-1839

Davidson County DEEDWARR
Recvd: 12/04/08 10:52 2 pgs
Fees:13.00 Taxes:558.33
20081204-0117555

Property Address: 1706 Electric Avenue, Nashville, TN 37206

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Michael S. Upchurch, unmarried**, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto **Valerie Payne, unmarried,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County Tennessee being lot no. 62 in the United Electric Railways Addition to east Nashville, as of record in Book, 151, page 8, Register's office for Davidson County Tennessee to which plat reference is hereby made for a complete and accurate description.
Said Lot no. 62 fronts 50 feet on the south side of Electric Avenue, and runs back southwardly between parallel lines, 150 feet to an alley.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. Subject to all matters set forth in the plan of record in Plat Book 151, Page 8, Register's Office for Davidson County, Tennessee.

AND BEING THE SAME premises conveyed to Grantor by virtue of a general warranty deed from Roy S. Jones, unmarried, dated December 21, 2007, and recorded December 31, 2007, in the Register of Deeds for the County of Davidson, as Document No. 20071231-0149097.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2008 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

WITNESS Grantor's hand this 26th day of November, 2008.

X _____ {Seal}
Michael S. Upchurch

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 26th day of November, 2008, before me the undersigned officer, personally appeared Michael S. Upchurch, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he, executed same as his free act and deed.

_____
Notary Public

My Commission expires: 1-23-2011

Notary Seal present,
but could not be reproduced.
Bill Garrett
Davidson County Register of Deeds

Grantee's Name, Address, Phone:
Valerie Payne
1706 Electric Avenue
Nashville, TN 37206
Map and Parcel No: 094-02-0-077.00

SEND TAX STATEMENTS TO:
Franklin American Mortgage
500 Corporate Centre Drive #400
Franklin, TN 37064

State of: Tennessee
County of: Davidson

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,900.00 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 26 day of November, 2008.

_____
Notary Public
My Commission expires: 1-23-2011

Notary Seal present,
but could not be reproduced.
Bill Garrett
Davidson County Register of Deeds