BILL GARRETT, Davidson County
Trans: T20090083651 DEEDWARR
Recvd: 12/11/09 10:07 2 pgs
Fees: 13.00 Taxes: 148.00
20091211-0113234

This instrument prepared by: Fearnley & Califf - Nashville
565 Marriott Drive - Ste 850
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 9th day of December, 2009, by and between James Roberts, married, party of the first part, and Fred Upchurch and Patsy Upchurch, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

All that certain Parcel/Unit of Land in Davidson County, State of TN, as more fully described in Instrument NO. 20070813-0096693 ID# 043130374.00, being known and designated as Lot NO. 33, Block I, Map of Forest Park filed in Book 843, at Page 44.

Being all or part of the same property conveyed to James Roberts by virtue of that certain Trustee Deed dated December 3, 2009, at Instrument No. 20091208-0112272 in the Register's Office of Davidson County, Tennessee.
seller warrants that this property has never been used as his primary residence and has been used for investment purposes only.

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2010 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

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

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

James Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, James Roberts, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of December, 2009.

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Fred Upchurch and Patsy Upchurch
2254 Tinnin Rd
Goodlettsville, TN 37072

Tax Parcel No - 04313037400

Property Address: 316 Elm Street
Madison, TN 37115

MAIL TAX BILLS TO: Fred Upchurch
2254 Tinnin Rd
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $40,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Fred Upchurch
AFFIANT

SUBSCRIBED AND SWORN TO before me this 9th day of December, 2009.

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY