WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$275,000.00**

Affiant

Subscribed and sworn to before me, this 5th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20120025933 DEEDWARR
Recvd: 04/10/12 09:16 2 pgs
Fees:13.00 Taxes:1017.50
20120410-0030460

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Kenneth Upchurch	NEW OWNER	129-06
(NAME)	(NAME)	(MAP)
6609 Ellwood Court		33.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Donna L. Finney, unmarried, and Patricia A. Harbaugh, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James Kenneth Upchurch,** hereinafter called Grantee, his heirs and assigns, the said **Donna L. Finney hereby retaining a life estate** in that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 136, on the Plan of West Meade Park, Inc., Section 4, of record in Book 3300, pages 68 and 69, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Donna L. Finney and Patricia A. Harbaugh, as joint tenants with right of survivorship, by deed dated July 23, 1985, from Auto Supply Company, a Tennessee Corporation, of record in Book 6613, page 27, Register's Office for Davidson County, TN.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 6609 Ellwood Court, Nashville, Tennessee 37205

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.

Witness my hand this 4th day of April, 2012.

Donna L. Finney by Victoria A. Heil, her Attorney in Fact
Donna L. Finney
By Victoria A. Heil, her Attorney in Fact

Patricia A. Harbaugh by Victoria A. Heil, her Attorney in Fact
Patricia A. Harbaugh
By Victoria A. Heil, her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Victoria A. Heil, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the attorney in fact for Donna L. Finney and Patricia A. Harbaugh and that she is authorized by Donna L. Finney and Patricia A. Harbaugh to execute this instrument on their behalf.

Witness my hand and seal at Brentwood, Tennessee, this 4th day of April, 2012.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission expires: 7/6/2015