(2) Southland

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Affiant

Subscribed and sworn to before me, this 7th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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 H. Hoover Jr.	Churchill Mortgage Corporation	096-05-0
(NAME)	(NAME)	(MAP)
2813 Colonial Circle	761 Old Hickory Blvd, Suite 400	122.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37214	Brentwood, TN 37027	
(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, **Gladys Higdon Upchurch, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **James H. Hoover Jr. and Catherine U. Hoover, husband and wife**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot Nos. 51 and 52, on the Plan of Colonial Village, of record in Book 1424, page 58 as amended in Book 2808, page 231, 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 Robert Thomas Upchurch and wife, Gladys Higdon Upchurch, by deed dated October 17, 1962, from Clifton Parrish and wife, Elizabeth G. Parrish, of record in Book 3458, page 291, Register's Office for Davidson County, TN. The said Robert Thomas Upchurch having since died on August 22, 1988, leaving Gladys Higdon Upchurch as the surviving tenant.

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, known as: 2813 Colonial Circle, Nashville, Tennessee 37214

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.

BILL GARRETT, Davidson County
Trans:T20120095832 DEEDWARR
Recvd: 12/14/12 13:20 2 pgs
Fees:13.00 Taxes:370.00
20121214-0115383

Witness my hand this 5th day of December, 2012.

Gladys Higdon Upchurch
By J. Kenneth Upchurch HER ATTORNEY IN FACT

Gladys Higdon Upchurch
By J. Kenneth Upchurch, 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 J. Kenneth Upchurch, with whom I am personally acquainted, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Gladys Higdon Upchurch and that he is authorized by Gladys Higdon Upchurch to execute this instrument on her behalf.

Witness my hand and seal at Brentwood, Tennessee, this 5th day of December, 2012.

Notary Public

My Commission expires: 6/21/16

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