This instrument was prepared by CLYDE P. HOLLAND, Attorney. Law Firm of Warfield, Entrekin & Jones, Third National Bank Bldg., Nashville, Tenn.

WARRANTY DEED

BOOK 4275 PAGE 755

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
FRANK EDWARD POE et ux (NAME)	First and Mid-South Mtg. Co. (NAME)	Map 97.5
622 Larchwood Drive (STREET ADDRESS OR ROUTE NUMBER)	410 Union Street (STREET ADDRESS)	Pa C. 13
Nashville, Tenn. 37214 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37214 (CITY) (ZONE) (STATE)	pw

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars,*

cash in hand paid by Frank Edward Poe and wife, Mary Jo Poe, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

THURMAN HOME BUILDING CORPORATION, has

~~has~~ this day bargained and sold, and do hereby transfer and convey unto the said Frank Edward Poe and wife, Mary Jo Poe, their

~~DECEASED~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 37, Hickory Bend, Section 7, as of record in book 3600, page 29, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 fronts 81.20 feet along the curving westerly side of Larchwood Drive and runs back 249.3 feet on the northerly line and 247 feet on the southwesterly line to a line at the rear measuring 8.75 feet thereon.

BEING part of the same property conveyed to Thurman Home Building Corporation by deed from Waterfalls Developers, Inc., of record in Book 4217, page 926, Register's Office for Davidson County, Tennessee.

CONVEYANCE of this property is made subject to restrictions of record in Book 3642, page 478, Register's Office for Davidson County, Tennessee, with particular reference to Item No. 17 and the plan of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 30 foot minimum building setback line from Larchwood Drive and a 10 foot easement for public utility purposes along the rear line of said lot, and a 10 foot public utility easement with an 18" sewer running across the center of said lot, and a 2.5 x 25 foot utility anchor easement located on the ~~s~~outheasterly corner of said lot.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 17,630

Subscribed and sworn to before me, this the 4th day of October 1968

Affiant Frank Edward Poe

My commission expires: 5-3-70 (Affix Seal)

Notary Public Willie K. Davis

This is ~~unimproved ( )~~ improved ( ) property, known as 622 Larchwood Drive (House Number) (Street) P. O. Address: Nashville (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said wife, Frank Edward Poe and Mary Jo Poe, their

~~DECEASED~~ *heirs and assigns forever.* It *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for current taxes and as noted above.

It *further covenant and bind* itself, its successors ~~HXX~~ *and representatives, to warrant and forever defend the title to said real estate to said* Frank Edward Poe and wife, Mary Jo Poe, their

~~DECEASED~~, *heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 4th *day of* October, 19 68, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THURMAN HOME BUILDING CORPORATION

BY: Willie K. Davis

Willie K. Davis, Executive Vice-President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at.....Tennessee this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Willie K. Davis, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Executive Vice-President *of the* Thurman Home Building Corporation, *the within named bargainor, a corporation, and that* he *as such* Executive Vice-President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Executive Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee
this 4th *day of* October, *19* 68

Commission expires 5-3-70

.....*Notary Public*

WARRANTY DEED

FROM

THURMAN HOME BUILDING CORPORATION

TO

FRANK EDWARD POE et ux

OCT-7 CONV 19,630.00
OCT-7 S'TAX B* 50.96
OCT-7 PR'FEE B* .50
OCT-7 W'DEED B* 3.00 * 54.46

A 15981

IDENTIF. REFERENCE

OCT 7 1 36 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Warfield, Entrekin & Jones
19th Floor
3rd National Bank Bldg
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