WARRANTY DEED

BOOK 4409 PAGE 244

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Richard Anthony Poirier, et ux (NAME)	Murphree Mortgage Company (NAME)	Map 75-9
284 Bonnaspring Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 227
Hermitage, Tenn. 37076 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay the indebtedness as evidenced by an instrument of record in Book 4085, page 568, Register's Office for Davidson County, Tennessee.

We, Gary Don Thomas and wife, Dorothy A. Thomas

have this day bargained and sold, and do hereby transfer and convey unto the said

Richard Anthony Poirier and wife, Irene C. Poirier

their (~~successors~~), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 1091 on the Plan of Hermitage Hills Subdivision, Section 9, as of record in Book 3600, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 1091 fronts 84.51 feet on the southwesterly margin of Bonnaspring Drive and runs back between lines measuring 186.8 feet on the northwesterly line and 188.3 feet on the southeasterly line to a dead line measuring 93.46 feet thereon.

Being the same property conveyed to Gary Don Thomas and wife, Dorothy A. Thomas by deed from Belle Homes, Inc. of record in Book 4085, page 566, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 24,362.50

Subscribed and sworn to before me, this the 6 day of March 1970

Affiant

My commission expires: 4-13-73 (Affix Seal)

Notary Public

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Richard Anthony Poirier and wife, Irene C. Poirier

their (~~successors~~),

heirs and assigns forever. We *covenant that* we are *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 as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Richard Anthony Poirier and wife, Irene C. Poirier, their (~~successors~~) *heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 6th day of March, 1970, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gary Don Thomas

Dorothy A. Thomas

This Instrument Was Prepared By

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

BOOK 4409 PAGE 245

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ... *a Notary Public in and for said County and State,* Gary Don Thomas and wife, Dorothy A. Thomas .....

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

Witness my hand and official seal at Nashville ..... *Tennessee, this* ..... *day of* March, *19* 70.

..... *Notary Public*

Commission expires 5-23-73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ..... *he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ..... *this* ..... *day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

APR-8 70	CONV	20,363.78				
APR-8 70 S'TAX			A*	53.04		
APR-8 70 PR'FEE			A*	.50		
APR-8 70	W'DEED		A*	3.00	*	56.54

WARRANTY DEED

FROM

GARY DON THOMAS, ET UX

TO

RICHARD ANTHONY POIRIER, ET UX

A 73722

IDENTIF REFERENCE

APR 8 9 28 AM '70

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

PEDIGO & SAINDON