BOOK 4447 PAGE 11 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,766.35

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF September, 1970

Notary Public

MY COMMISSION EXPIRES: 7/23/74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Earl A. McNabb, Atty., 213 - 3rd. Avenue, North, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas C. Poe, et ux (NAME)	Thomas C. Poe, et ux (NAME)	25W 7162
4116 West Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	4116 West Lawn Drive (STREET ADDRESS)	
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37209 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Dainey E. Batson, Jr., Trustee, with full right to sell, transfer, encumber and convey, without joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas C. Poe and wife, Lorena L. Poe

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Lot No. 2 on the plan of West Lawn Re-Subdivision of the easterly part of Lot No. 349, as of record in Book 3842, page 142, Register s Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 55 feet on the north side of West Lawn Drive and runs back between parallel lines 211 feet to a dead line on which it measures 55 feet.

Being the same property as conveyed to Dainey E. Batson, Jr., Trustee, by Warranty Deed from Elmer C. Allen and wife of record in Book _____, page _____, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all easements, restrictive covenants and set back lines that may be applicable to the above described property.

Taxes for 1970 pro rated and assumed by grantee.

This is unimproved (X) improved ( ) property, known as 4116 West Lawn Drive Nashville 37209
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 21 day of September, 1970

Dainey E. Batson, Jr., Trustee