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IDENTIF. REFERENCE

JUL 2 10 43 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1.00

Raymond Poggenburg
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July, 1974.

L. A. Richardson
Notary Public

MY COMMISSION EXPIRES: April 26, 1978
(Affix Seal)

JUL-2nd MISC A* 4.00 * 4.00

THIS INSTRUMENT WAS PREPARED BY:

William J. Harbison, Attorney 26th Floor, L&C Tower, Nashville, Tenn.
Name Address

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Raymond Poggenburg	Same	
(Name)	(Name)	
3311 Hobbs Road		131-1
(Street Address or Route No.)	(Street Address)	
Nashville, Tennessee 37215		29 PW
(City) (State) (P.O.Zip)	(City) (State) (Zip)	

WARRANTY DEED

WHEREAS the undersigned Carol Bandy was formerly Carol D. Poggenburg and was divorced from her former husband, Raymond P. Poggenburg, by a decree entered in the Fourth Circuit Court of Davidson County, Tennessee, on September 12, 1969 in the cause of Raymond P. Poggenburg v. Carol D. Poggenburg, Rule No. 55564; and

WHEREAS the said Raymond P. Poggenburg and Carol D. Poggenburg had acquired the property hereinafter described as tenants by the entireties during their marriage by deed from Mable Lindsey Moore, of record in Book 3430, page 485, Register's Office for Davidson County, Tennessee; and

WHEREAS in a divorce decree entered in the cause above referred to an agreement between Raymond Poggenburg and Carol D. Poggenburg was recited, under the terms of which the property hereinafter dexcribed was to be sold and the proceeds divided between the parties, but

WHEREAS subsequently the said Raymond Poggenburg purchased from Carol D. Poggenburg her interest in said property and she now desires to convey to him her interest therein,

NOW, THEREFORE, in consideration of the premises and for One Dollar ($1.00) cash in hand, receipt of which is hereby acknowledged and other good and valuable considerations, receipt of all of which is hereby acknowledged, the undersigned Carol Bandy, formerly Carol D. Poggenburg, has bargained and sold and by these presents does transfer and convey unto Raymond Poggenburg, his heirs and assigns, a one-half undivided interest in and to the following described tract of land in Davidson County, Tennessee, to wit:

Land in the 7th. formerly the 11th. Civil District of Davidson County, Tennessee, being part of Tract "H" and including part of Lot No. 15 on the Plan of George W. Blair's Subdivision of Lot No. 4 in the division of the Henry W. Compton land, as of record in Book 421, pages 80 and 81, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the center of the Hobbs Road, Formerly Harding-Hillsboro Road, at the corner of tracts "H" and "I"; thence south 2° west 503.01 feet to the northeast corner of the property conveyed to Ira T. Adams by deed from Mable Lindsey Moore, of record in Book 3129, page 537, said Register's Office; thence with said Adams' northern boundary line, south 64° 18' west 262.22 feet to said Adams' northwest corner; thence north 1° 45' east 624.59 feet to the center of Hobbs Road; thence with the center of the same, south 88° east 234.5 feet to the beginning.

Being the same property conveyed to Raymond Poggenburg and wife Carol D. Poggenburg by deed from Mable Lindsey Moore of record in Book 3430, page 485, said Register's Office, the said Raymond Poggenburg and Carol D. Poggenburg having since been divorced, and the said Carol D. Poggenburg being one and the same person as the Grantor in this instrument, it being the intention of the Grantor to convey all of her right, title and interest in and to the property to the said Raymond Poggenburg so as to create a fee simple interest in him.

TO HAVE AND TO HOLD the said interest in said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Raymond Poggenburg, his heirs and assigns forever.

And I do covenant with the said Raymond Poggenburg that I am lawfully seized and possessed of said interest in said land in fee simple, have a good right to convey it, and the same is unencumbered, except for current taxes which have been assumed by the Grantee and except for any mortgage indebtedness of record, which is assumed by the Grantee.

And I Carol Bandy do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said interest in said land to the said Raymond Poggenburg, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand this 28 day of June, 1974.

Carol Bandy
Carol Bandy

STATE OF Maine)
COUNTY OF Kennebec)

Personally appeared before me Carol Bandy, ~~a Notary Public in and for said County and State~~, the within named Carol Bandy, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Wayne, Maine this 28th day of June, 1974.

Lila G. Lincoln
Notary Public

NOTARY PUBLIC MAINE

My commission expires: MY COMMISSION EXPIRES NOV. 7, 1975