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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ } CHEATHAM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Ray A. Poirrier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January 1975.

James V. Stinnett Jr.
Notary Public

MY COMMISSION EXPIRES: 10-31-76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robertson, Stinnett & Coss, Attys., P.C., Ashland City, Tennessee 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray Poirrier (NAME)	Same (NAME)	MAP 89
5660 Eatons Creek Rd. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PAR 256
Joelton, Tenn. 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

Mail

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, Steven G. Stuart and wife, Venessa K. Stuart

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray Poirrier and wife, Myron Annett Poirrier AND Howard Holland and wife, Sandra Sue Holland

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:

Described according to a survey by W. S. Cooper, Surveyor, dated September 7, 1968, as follows:

BEGINNING at an iron pin in the easterly margin of Clarksville Highway, being U.S. 41-A, said beginning point being 432.25 feet S 19° 38' E as measured along the easterly margin of Clarksville Highway from the SW corner of property owned by Greenville Methodist Church, and being the NW corner of the 20-acre tract conveyed to Hugh S. Williams and wife, Fannie Krantz Williams, in deed of record in Deed Book 1557, page 31, Register's Office for Davidson County, Tennessee; thence N 64° 12' E 88.90 feet to an iron pin; thence S 52° 12' E 187.58 feet to an iron pin; thence S 48° 50' W 190.90 feet to an iron pin in the easterly margin of Clarksville Highway; N 34° 47' W 65.88 feet, N 28° 16' W 115.50 feet, N 19° 38' W 32.0 feet to the point of beginning, containing .64 acre, more or less.

BEING the same property conveyed to Steven G. Stuart and wife, Venessa K. Stuart, by deed from Tom G. Coleman, Jr., Trustee, of record in Book 4805, page 478, Register's Office for Cheatham County, Tennessee.

As a part of the consideration for this conveyance, Grantees assume and agree to pay the remaining balance on a certain note described in and secured by Deed of Trust from grantors herein to Homer J. Tidwell, Jr., Trustee, of record in Book 4805, page 480 Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as _____
(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 our hand s this 3rd day of January, 19 75

Steven G. Stuart

Venessa K Stuart

STATE OF TENNESSEE
Davidson County
Cheatham

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Steven G. Stuart and wife, Venessa K. Stuart

the bargainor S, 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 Ashland City, Tennessee, this 3rd day of January, 1975.

Commission expires 10-31-76

James N. Kinnard
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

STEVEN G. STUART et ux

TO

RAY POIRRIER et al.

C 8 3 5 0 7

IDENTIF. REFERENCE

JAN 6 3 34 PH '75

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

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-6-75	CONV	15,000.00				
JAN-6-75	S'TAX		A*	39.00		
JAN-6-75	PR'FEE		A*	.50		
JAN-6-75	W'DEED		A*	4.00	*	43.50