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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,350.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 1975.

Barbara D Jackson
Notary Public

MY COMMISSION EXPIRES: 10/4/1976

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARBUT GLENN GASTON, JR., ATTORNEY 3300 Hillsboro Road, Nashville, Tenn.37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Poff (NAME)	Dobson & Johnson, Inc. (NAME)	Map 133-12
411 Tampa Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	Par 60
Nashville, Tennessee-37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee - 37217 (CITY) (STATE) (ZIP)	5DU-10123

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, ~~WEX~~ I, MARIE HINER, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES M. POFF and wife, CYNTHIA H. POFF

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:

LAND in Davidson County, Tennessee, being Lot No. 75 on the Plan of Windsor Park, as of record in Book 3600, page 64, Register's Office for said County.

SAID Lot fronts 67 feet on the westerly side of Tampa Drive and extends back 230 feet on the northerly line and 227.49 feet on the southerly line to a dead line which is a broken line and measures 67.30 feet thereon.

BEING the same property conveyed to Marie Hiner, Unmarried, by deed from L. C. Vaughn and wife, Maudell Vaughn, of record in Book 4571, page 194, Register's Office for Davidson County, Tennessee.

Subject to 1975 taxes, which Grantees assume and have been prorated this date.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 3792, page 445, which were amended by instrument of record in Book 3816, page 784, and such limitations as appear on the plan of record.

unimproved ( )
This is improved (X) property, known as 411 Tampa Drive, Nashville, Tennessee 37211
(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 20th day of February, 19 75.

Marie Hiner

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned Marie Hiner, a Notary Public in and for said County and State, the within named

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 Nashville, Tennessee, this 20th day of February 19 75.

Commission expires May 29, 1977

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

Pioneer # 239436-A

WARRANTY DEED

FROM

MARIE HINER, Unmarried

TO

JAMES M. POFF, ET UX

C 88631

IDENT'F. REFERENCE

FEB 25 9 59 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

FEB 25	CONV	25,950.00			
FEB 25	S'TAX		A*	67.3	
FEB 25	PR'FEE		A*	.5	
FEB 25	W'DEED		A*	4.00	* 71.84

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MARBUT GLENN GASTON, JR.
ATTORNEY AT LAW
3300 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215