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IDENTIF. REFERENCE

MAR 20 9 50 AM '75

FEE ... TO REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

BOOK 4897 PAGE 571

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,250.00

John Scott Poucher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF March 1975.

Notary Public

MY COMMISSION EXPIRES: 4-30-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Scott Poucher (NAME)	Fidelity Federal Savings & Loan (NAME)	104-16
1914 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	226 3rd Avenue North (STREET ADDRESS)	182 pt
Nashville, Tennessee 37201 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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, STACEY STEWART TODD AND WIFE, ELIZABETH R. TODD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN SCOTT POUCHER AND WIFE, LOIS GROSS POUCHER

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 the westerly part of Lot No. 219 on the Plan of the Belmont Land Company's Subdivision, called Belmont Heights, as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Beginning in the north margin of Beechwood Avenue at the southwest corner of said Lot No. 219; thence with the north margin of said Avenue east 60 feet; thence north 182 feet, more or less, to the south margin of an alley, being 30.7 feet west of the northeast corner of said Lot No. 219; thence with the south margin of said alley west 62.3 feet, to the northwest corner of said Lot No. 219; and thence with the west line of said lot, south 181 1/2 feet to the point of beginning.

Being the same property conveyed to Edwina S. Todd, to her sole and separate use and estate, free from the debts, contracts and liabilities of her present or any future husband, with full power to bind, mortgage, sell convey and contract in regard thereto, the same as if she were a feme sole, by deed from Marguerite R. Seip and husband, Fred Seip of record in Book 667, page 125, Register's Office for Davidson County, Tennessee. The said Edwina S. Todd having since died, and devised said property to Stacey Stewart Todd, as devisee under her will of record in Will Book 99, page 190, Probate Court Clerk's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1914 Beechwood Avenue (House Number) (Street) Nashville, Tennessee 37201 (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 17th day of March, 19 75

Stacey Stewart Todd

Elizabeth R. Todd

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, James D. Huddleston, a Notary Public in and for said County and State, the within named Stacey Stewart Todd and wife, Elizabeth R. Todd

the bargainor, 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 17th day of March 1975

Commission expires 4-30-78

James D. Huddleston
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

LN# 110106-3

WARRANTY DEED

FROM
Stacey Stewart Todd and wife,
Elizabeth R. Todd

TO
John Scott Poucher and wife,
Lois Gross Poucher

FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF NASHVILLE

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

MAR 20 75	CONV	34,250.00		
MAR 20 75	S'TAX		A*	88.92
MAR 20 75	PR'FEE		A*	.50
MAR 20 75	W'DEED		A*	4.00
				$ 93.42