5005044 PAGE 208

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 19 76

Notary Public

MY COMMISSION EXPIRES: March 21, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY This instrument was prepared by Jno. B. Cobb, Jr., Attorney at Law Stahlman Building, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARTIN T. POE JR. (NAME)	MARTIN T. POE JR. (NAME)	
139 Alton Road (STREET ADDRESS OR ROUTE NUMBER)	139 Alton Road (STREET ADDRESS)	130-9
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee. 37205 (CITY) (STATE) (ZIP)	3

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, James W. Taylor Jr., and wife, Ethel C. Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Martin T. Poe Jr., and wife, Nancy Lynn 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:

Land in Davidson County, Tennessee, being Lot No. 10 of Block "A" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, as of record in Book 1130, page 62, Register's Office for Davidson County, Tennessee.

Beginning on the southerly margin of Alton Road at the corner of Lots Nos. 10 and 11; thence with the line between said two lots southerly 200 feet; thence easterly 100 feet to the westerly margin of Cross Hill Road; thence with the same, northerly 180 feet to the beginning of a curve; thence around said curve northwesterly 31.42 feet to the southerly margin of Alton Road; thence with the same, westerly 80 feet to the beginning.

Being property conveyed to James W. Taylor, Jr., and wife, Ethel C. Taylor, by deed from Mary Turner Marker, a widow, of record in Book 4538, page 111, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 1357, page 41, said Register's Office; and the plan of record in Book 1130, page 62, said Register's Office, which shows an Owner's Certificate, certain setback lines and easements.

This is unimproved ( ) improved (X) property, known as 127 Alton Road (House Number) (Street) Nashville, Tennessee 37205 (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 12th day of July, 19 76

James W. Taylor Jr.

Ethel C. Taylor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James W. Taylor Jr., and wife, Ethel C. Taylor

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 Nashville, Tennessee, this 12th day of July

Commission expires March 21, 1979

J. Carl Smith
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
JAMES W. TAYLOR JR., AND WIFE,

ETHEL C. TAYLOR

TO
MARTIN T. POE JR., AND WIFE,

NANCY LYNN POE

D 57820

IDENTIF. REFERENCE

JUL 12 2 19 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

JUL 12 76	CONV	51,500.00			
JUL 12 76	S'TAX		B*	133.90	
JUL 12 76	PR'FEE		B*	.50	
JUL 12 76	W'DEED		B*	4.00	* 138.40

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.