BOOK 5118 PAGE 922

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Dorothy H. Marsh
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF February, 19 77.

Notary Public

MY COMMISSION EXPIRES: 2-15-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS
WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth R. Marsh (NAME)	Guaranty Mortgage Company (NAME)	3D 41805
234 Amherst Drive (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	84-14
Nashville, Tn 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	114

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, FRED A. POE and wife, CAMILLE R. POE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KENNETH R.MARSH and wife, DOROTHY H. MARSH

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. 97 on the plan of Walnut Grove Subdivision, of record in Book 2133, page 87, Register's Office for said County.

SAID Lot No. 97 fronts 73.0 feet on the northeasterly margin of Amherst Drive and extends back 196.7 feet on the southeasterly line, which is a broken line, and 159.4 feet on the northwesterly line to a dead line in the rear, measuring 76.0 feet thereon.

BEING the same property conveyed to Fred A. Poe and wife, Camille R. Poe by deed from Joe Martin and wife, Ina D. Martin of record in Book 4114, page 187, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Guaranty Mortgage Company of Nashville of record in Book 2360, page 39, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 235 Amherst Drive, Nashville, Tennessee 37214
(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 25th day of February, 19 77

Fred A. Poe
FRED A. POE

Camille R. Poe
CAMILLE R. POE

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Fred A. Poe and wife, Camille R. Poe

the bargainors, 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 25th day of February, 19 77

Commission expires 2-15-81

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

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WARRANTY DEED

FROM
Fred A. Poe et ux

TO
Kenneth R. Marsh et ux

IDENTIF. REFERENCE

FEB 28 10 02 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Row 1, Box 8

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219
(djm)

FEB28'77	CONV	30,000.00			
FEB28'77	S'TAX		B*	78.00	
FEB28'77	PR'FEE		B*	.50	
FEB28'77	W'DEED		B*	4.00	* 82.50

E. WEEMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE