Instrument Prepared By:
[illegible], Kelley, Herbert & Crawford
[illegible] Floor, L & C Tower
[illegible]

BOOK 5334 PAGE 217

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP - PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
171-7-8	Mr/Mrs Thurel J. Poe,Jr.	Commerce Union Bank P. O. Box 2546 Nashville, TN.
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO. 3566
6DU-75890	6412 Cloverbrook	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest on a certain note, dated April 25, 1974, in the original principal sum of $52,150.00, payable to Commerce Union Bank in monthly installments as set out in said note, and being secured by a deed of trust executed by Jerry T. Clark and wife, to J. G. Palmer, Trustee, as of record in Book 4810, page 448,

SEP-5TH CONV 79,900.00
SEP-5TH S'TAX B* 207.74
SEP-5TH PR'FEE B* .50
SEP-5TH W'DEED B* 4.00 * 212.24

GARY A. KRULL and wife, CINDY L. KRULL

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto THUREL J. POE,JR., and wife, ANNA KAY POE

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 54 on the Plan of Cloverland Acres, Section 2, as of record in Book 4460, page 114.

Said Lot No. 54 which is a corner lot fronts 134.36 feet on the easterly margin of Cloverbrook Drive and runs back 139.51 feet on the southerly margin of Cloverbrook Court, said frontages being joined by a curve having a length of 39.27 feet, and extends back 293.08 feet on the easterly line and 304.05 feet on the southerly line, to a point.

Being the same property conveyed to Gary A. Krull and wife, Cindy L. Krull, by deed from Jerry T. Clark and wife, Elizabeth E. Clark, as of record in Book 4978, page 263.

This conveyance is made subject to restrictions of record in Book 4646, page 464.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1978 taxes which have been prorated and assumed by grantees.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 1st day of September, 1978.

Gary A Krull
Gary A. Krull

Cindy L. Krull
Cindy L. Krull

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5334 PAGE 218

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Gary A. Krull and wife, Cindy L. Krull

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, the 1st day of September, 1978.

My commission expires: 4-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____

this, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 19 78

MY COMMISSION EXPIRES 4-18-82 (AFFIX SEAL) Notary Public

E 8 6 9 8 7

IDENTIF. REFERENCE

SEP 5 4 13 PM '78

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

GARY A. KRULL AND WIFE

TO

THUREL J. POE, JR., AND WIFE

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public