BOOK 5462 PAGE 403

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 6TH DAY OF JULY 19 79

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC., 311 PLUS PARK BLVD., SUITE 218, NASHVILLE, TENNESSEE 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Ward Poag (NAME)	Exchange Bond & Mortgage Corporation (NAME)	6DU-23470
346 Lynn Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, NE (STREET ADDRESS)	147-1
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30341 (CITY) (STATE) (ZIP)	15

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 Grady Bowman, Jr. et ux Marilyn D. Bowman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Ward Poag et ux Sue H. Poag

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:

BEING Lot No. 414 on the Plan of Caldwell Hall, Section 6 of record in Plat Book 2900, Page 148, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James Grady Bowman, Jr. and wife Marilyn D. Bowman by deed from The Kennedy Corp. of record in Book 3312, Page 539, said Register's Office.

THIS conveyance is subject to restrictions of record in Book 1788, Page 108; Book 3221, Page 6; Book 3251, Page 543, said Register's Office.

THIS conveyance is subject to an easement for drainage and public utility and building lines of record in Plat Book 2900, Page 148, said Register's Office.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved ( ) property, known as XX 346 Lynn Drive (House Number) (Street) Nashville, TN. 37211 (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 6TH day of JULY, 1979

James Grady Bowman, Jr.

Marilyn D. Bowman

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 Grady Bowman, Jr. et ux Marilyn D. Bowman

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 6TH day of JULY 1979

Commission expires Jan. 8, 1982

James S. Tillett
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

F.39041

WARRANTY DEED

FROM
James Grady Bowman, Jr.

TO
James Ward Poag

IDENTIF. REFERENCE

JUL 10 10 12 AM '79

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

title escrow, inc.

218 fortune building 1
311 plus park boulevard
nashville, tennessee 37217
361-6229

Julie Box 24

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			50000.00- CO	
			130.00 CO TX	
			.50 PRFE	
			6.00 WDE.D	
			CHECK 136.50-	
5147A07/10/79			BAL .0)	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 39041

IDENTIFICATION REFERENCE

JUL 10 10 12 AM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 695915