7357 01/30 176.80- CHECK

FORM NO. WD-1

BOOK 5705 PAGE 448

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JANUARY, 81

Notary Public

MY COMMISSION EXPIRES: 2-12-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & SPICER, ATTYS.

401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janet L. Ryan (NAME)	Commerce Union Bank (NAME)	MAP 104-16
1914 Beechwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	1 Commerce Pl. Real Estate Div. (STREET ADDRESS)	PARCEL 182
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn 37239 (CITY) (STATE) (ZIP)	24W-11690

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, John Scott Poucher et ux, Lois Gross Poucher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janet L. Ryan, unmarried,

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 portion of Lot No. 219 on the plan of Belmont Land Co.'s Plan, called Belmont Heights, of record in Book 421, page 34, Register's Office for said County.

SAID property fronts 60 feet on the northerly margin of Beechwood Avenue and extends back 182 feet, more or less, on the easterly line and 181.5 feet on the westerly line to an alley in the rear, measuring 62.3 feet thereon.

BEING the same property conveyed to John Scott Poucher and wife, Lois Gross Poucher by deed from Stacey Stewart Todd and wife, Elizabeth R. Todd of record in Book 4897, page 571, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of John Scott Poucher and wife, Lois Gross Poucher by Helen Golter as their Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

unimproved ( )
This is improved ( ) property, known as 1914 Beechwood Avenue (House Number) (Street) Nashville, TN 37212 (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 29th day of January, 1981

John Scott Poucher
BY: Helen Golter
Helen Golter, Atty. in Fact

Lois Gross Poucher
BY: Helen Golter
Helen Golter, Atty. in Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, 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 _____, Tennessee, this _____ day of _____ 19____

Commission expires _____ _____
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
John Scott Poucher

TO
Janet L. Ryan

G 2.7.3 6 8

IDENTIF. REFERENCE

JAN 30 11 23 AM '81

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

return to: box 1, box 8 jc
WILKINS, ADAMS & SPICER
ATTORNEYS AT LAW
1100 FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Helen Golter, with whom I am personally acquainted, and who acknowledged that she executed the within instrument on behalf of John Scott Poucher and Lois Gross Poucher as their Attorney in Fact as the free act and deed of the within named John Scott Poucher and Lois Gross Poucher.

Witness my hand and official seal at Nashville, Tennessee, this the 29th day of January, 1981.

NOTARY PUBLIC

My commission expires: 7-7-83

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			65500.00- CO	
			170.30 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	176.80-
7357A01/30/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 7 3 6 8

IDENTIF. REFERENCE

JAN 30 11 23 AM '81

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

No. 804342