THIS INSTRUMENT WAS PREPARED BY
BASS, BERRY & SIMS, ATTORNEYS
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph A. Poag and Peggy W. Poag	First Federal Of Nashville	Map 148-1
(NAME)	(NAME)	
Rt. 8, Murray Lane	Union At Fourth	Parcel 39
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tn. 37027	Nashville, Tn. 37219	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10) Dollars, cash in hand paid by Joseph A. Poag and wife, Peggy W. Poag, and other good and valuable consideration, the ~~DOLLARS~~ receipt of which is hereby acknowledged, we, Joseph Mark Poag and wife, Virginia Marie Poag

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have bargained and sold, and by these presents do transfer and convey unto the said Joseph A. Poag and wife, Peggy W. Poag, 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. 215 on the Plan of Hillbrook, Section Two, of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 215 fronts 87 feet on the north side of Lucky Drive and runs back 177 feet on the westerly line and 183.4 feet on the easterly line to a dead line in the rear on which it measures 43 feet.

Being the same property conveyed to Joseph Mark Poag and wife, Virginia Marie Poag, by deed from James Michael Coleman and wife, Vicki Ann Coleman, dated August 8, 1975, of record in book 4940, page 170, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust of record in Book 4518, page 702, said Register's Office, securing an indebtedness to First Federal Savings & Loan Association of Nashville, which indebtedness is assumed by Grantees as a part of the consideration for this property.

This property is conveyed subject to restrictions of record and any easements, setback lines and conditions of owners certificate we are shown on said plan of record in book 3300, page 12, said Register's Office.

04/10 178.50- CHECK

9599

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000

Subscribed and sworn to before me, this the 31st day of March 1981

Affiant

My commission expires: OCTOBER 13, 1981

(Affix Seal)

Notary Public

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unimproved ( )
This is improved (X) property, known as 218 Lucky Drive, Nashville, TN 37211
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Joseph A. Poag and wife, Peggy W. Poag, their *heirs and assigns, forever.*

And we *do covenant with the said* Joseph A. Poag and wife, Peggy W. Poag, *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,* except 1981 taxes which are assumed by Grantees and as set forth above.

And we, Joseph Mark Poag and wife, Virginia Marie Poag, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Joseph A. Poag and wife, Peggy W. Poag, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 3rd *day of* March, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joseph Mark Poag
Joseph Mark Poag

Virginia Marie Poag
Virginia Marie Poag

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Larry D. Howe, a Notary Public in and for said County and State, the within named Joseph Mark Poag and wife, Virginia Marie Poag,

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 3rd day of March, 1981.

Larry D. Howe, Notary Public.

Commission Expires

STATE OF
COUNTY OF

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, this day of, 19

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as

Witness my hand and seal, at office in, this day of, 19

Notary Public

Commission Expires

G3691 3

IDENTIF. REFERENCE
APR 10 12 44 PM '81
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 178.50-	
9599A04/10/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 6 9 1 3

T

IDENTIF. REFERENCE

APR 10 12 44 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 816116