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 Mark Poag and Virginia Marie Poag (NAME)	SAME (NAME)	Map 147.9
4964 Briarwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 73
Nashville, TN 37211 (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 Mark Poag and wife, Virginia Marie Poag, and other good and valuable considera- ~~DOLLARS~~ tion, the receipt of which is hereby acknowledged, we, Joseph A. Poag and wife, Peggy W. Poag

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have bargained and sold, and by these presents do transfer and convey unto the said Joseph Mark Poag and wife, Virginia Marie Poag, 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. 17, Caldwell Country Estates, Section I, as of record in book 2663, pages 68 and 69, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Briarwood Drive, said point being the common front corner of lots Nos. 16 and 17; thence in an easterly direction along the dividing line between lots 16 and 17, 170.2 feet to a point, said point being the common rear corner of lots 16 and 17; thence in a southeasterly direction along the dividing line between lots 17 and 18, 228.6 feet to a point in the northwesterly margin of Darlington Road; thence in a southwesterly direction along the said margin of said road, 130 feet to a concrete monument the beginning of a curve; thence around said curve having a radius of 25 feet in a northwesterly direction 37.92 feet to a concrete monument in the northeasterly margin of Briarwood Drive; thence along the said margin of said Drive, and passing another concrete monument at 18.1 feet 242.1 feet to the point of beginning.

Being the same property conveyed to Joseph A. Poag and wife, Peggy W. Poag, by deed from Curtis P. McCammon and wife, Dorris M. McCammon, dated June 20, 1968, of record in book 4245, page 212, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictions of record in book 1788, page 108, Register's Office for Davidson County, Tennessee, and of record in book 2802, page 369, Register's Office for Davidson County, Tennessee and ten-foot easement for public utility purposes along easterly line of premises, 40-foot building setback line from Darlington Road, 60-foot building setback line from Briarwood Drive, and conditions of owners certificate of plan of record in book 2663, page 68, Register's Office for Davidson County, Tennessee.

04/10 269.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $100,000

Affiant

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

My commission expires: PUBLIC

(Affix Seal)

Notary Public

960

This is unimproved ( ) improved (X) property, known as 4964 Briarwood Drive, Nashville, TN
(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 Mark Poag and wife, Virginia Marie Poag, their *heirs and assigns, forever.*

And we *do covenant with the said* Joseph Mark Poag and wife, Virginia Marie 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 restrictions as set forth above.

And we, Joseph A. Poag and wife, Peggy W. 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 Mark Poag and wife, Virginia Marie Poag, their *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 31st *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 A. Poag

Peggy W. Poag

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Larry D. Hawe, a Notary Public in and for said County and State, the within named Joseph A. Poag and wife, Peggy W. 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 3 day of March, 1981.

Larry D. Hawe, Notary Public

MY COMMISSION EXPIRES OCTOBER 19 1981

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

G.3.69 1 T
IDENTIF. REFERENCE
APR 10 12 45 PM '81
FELIX Z. WILSON JR 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
			100000.00-	CO
			260.00	CO TX
			.50	PRFEE
			9.00	WOEID
			CHECK	269.50-
960DA04/10/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G3691 4

T
IDENTIF. REFERENCE

Apr 10 12 45 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 816117