THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 333 GALLATIN ROAD, SUITE 9, MADISON, TENN. 37115

3673 05/04 206.96- CHECK

WARRANTY DEED

BOOK 5740 PAGE 610

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PAUL A. MARTIN ET UX	Same	53-11-3
(NAME)	(NAME)	
306 HURST DRIVE		4D-47125
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
OLD HICKORY, TENN.		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------($10.00)---------- *Dollars,*

Cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged,

We, CHARLES H. POAG AND WIFE, LOUISE R. POAG, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said PAUL A. MARTIN AND WIFE, MARY JO MARTIN,

the Grantees herein, their ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 59 in the 4th Civil District on the Map of Fairway View Subdivision, Section Two, as of record in Book 2900, page 100, said Register's Office.

Said Lot No. 59 fronts 135 feet on the southwesterly side of Hurst Drive and extends back 287.0 feet on the northwesterly line and 287.65 feet on the southeasterly line to a line in the rear on which it measures 135.4 feet.

Being the same property conveyed to CHARLES H. POAG AND WIFE, LOUISE R. POAG, by deed from NORMAN ROY GREEN AND WIFE, SHIRLEY ANN GREEN, of record in Book 3706, page 155, said Register's Office.

This conveyance is made subject to restrictive covenant of record in Book 3066, page 434, setback lines, easements, and other such limitations as shown on the Plan of record in Book 2900, page 100, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 71,450.00

Subscribed and sworn to before me, this the 1 day of May 19 81

Affiant

My commission expires: 10-18-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 306 Hurst Drive, Old Hickory, Tenn.
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their ~~XXXXXXX~~ *heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, the ~~XXXXXXX~~ *heirs 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.

Witness our hands this 1 *day of* May *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.*

Charles H. Poag
(Charles H. Poag)

Louise R. Poag
(Louise R. Poag)

BOOK 5740 PAGE 611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Charles H. Poag and wife, Louise R. Poag

*the within named 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* 1 *day of* May, *19* 81

Notary Public

Commission expires 10-18-81

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 .....

WARRANTY DEED

FROM
Charles H. Poag et ux

TO
Paul A. Martin et ux

RUSH

G. 4. 0 2 0 7

IDENTIF. REFERENCE

MAY 4 10 14 AM '81

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

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5740 PAGE 612

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

77115.00- CO
206.46 CO TX
.50 PRFEE
6.00 WDEED
CHECK 206.96-
3673A05/04/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G40207

IDENTIF. REFERENCE

MAY 4 10 14 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 820042