This Instrument Prepared by:
G. Thomas Shields
Attorney at Law
Suite 100, Cumberland Office Bldg
Madison, TN 37115

9308 07/31 32.00- CHECK

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert R. Poe et ux (NAME)	same as new owner (NAME)	61
1024 Berwick Trail (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 41
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	12DZ-09060

For and in Consideration of the sum of Ten and no/100 ($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged.

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G 5 3 2 7 4

IDENTIF. REFERENCE

Jul 31 3 46 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Dewey T. Armstrong, Trustee, Dewey T. Armstrong, individually, William E. Armstrong, Doriss Murphy, Evelyn Armstrong Deweese, Barbara Armstrong Patterson, Sandra Armstrong Ferguson, Gina Patterson Fann and Jessie N. Armstrong

have bargained and sold, and by these presents do transfer and convey unto the said Robert R. Poe and wife, Sarah F. Poe

their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 12th, formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by T. R. Sanford, Jr., Surveyor, dated June 4, 1965, as follows:

Beginning at a nail in a bottle cap in the center line of Ben Allen Road, being the southwest corner of the 10 acre tract as conveyed by deed of record in Book 1345, page 98, Register's Office for said County; thence North 5° 45' East along an old wire fence and tree line, 250 feet to an iron pin; thence South 71° 37' East 70 feet to an iron pin; thence South 5° 45' West 250 feet to the center line of said Road, North 71° 37' West 70 feet to the point of beginning, containing .39 acres, more or less.

Being the same property conveyed to Dewey T. Armstrong, Trustee, Dewey T. Armstrong, individually, William E. Armstrong, Dorris Murphy, Evelyn Armstrong Deweese, Barbara Armstrong Patterson, Sandra Armstrong Ferguson, Gina Patterson Fann, and Jessie N. Armstrong by deed from Jessie N. Armstrong of record in Book 5314, page 690, Register's Office for Davidson County, Tennessee.

Jessie N. Armstrong is one and the same person as Jesse N. Armstrong as appears in deed of record in Book 5314, page 690, Register's Office for Davidson County, Tennessee

Gina Patterson Fann and Gina Patterson are one and the same person.

*** see next page for continuation.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $7,500.00

Affiant

Subscribed and sworn to before me, this the 30th day of July, 19 81

Notary Public

My commission expires: 1-26-85
(Affix Seal)

Included in the above description but expressly excluded therefrom is the following described property:

Beginning at the point of intersection of the north margin of Ben Allen Road and the east boundary of the D. H. Thompson property, thence along the said east boundary north 6 degrees 26 minutes east 4.45 feet to a point, thence south 56 degrees 34 minutes 18 seconds east 26.65 feet to a point in the said north margin, thence along the said north margin northwestwardly 24 feet more or less to the point of beginning and containing 53 square feet.

Being the same property conveyed to the State of Tennessee by deed from William B. Armstron and wife, Jessie N. Armstrong, of record in Book 4954, page 667, said Register's Office.

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This is unimproved ( ) improved (X) property, known as 401 Ben Allen Road, Nashville, Tennessee 37216
(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 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.*

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.*

Witness our *hand* s *this* 30 *day of* July, *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.*

Evelyn Armstrong DeWeese

July 24 81

Barbara H. Patterson

William E. Armstrong

Jessie N. Armstrong

Grace G. Murphy

Dayton T. Armstrong, Trustee

Dayton T. Armstrong, individually

Sara Armstrong Ferguson

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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* Dewey T. Armstrong, Trustee, Dewey T. Armstong, individually William E. Armstrong, Doriss Murphy, Evelyn Armstrong Deweese, Barbara Armstrong Patterson, Sandra Armstrong Ferguson, ~~Jessie N. Armstrong~~

*the 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 Madison, *Tennessee, this* 24th *day of* July, *19* 81.

Diane G. Hoyal, *Notary Public.*

Commission Expires 1-20-85

STATE OF TEXAS
COUNTY OF Hays

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Gina Patterson Fann

the bargainor, *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Kyle, Texas, *this* 24th *day of* July, *19* 81.

[illegible], *Notary Public.*

Commission Expires July 1983

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Brenda Carr, *a Notary Public of the State and County aforesaid, personally appeared* Mrs. Jessie N. Armstrong, the bargainor, *with whom I am personally acquainted, and who, upon oath, acknowledged* ~~herself~~ himself to be ~~President~~ of the ~~Deeds Brothers, Inc.~~, *the within named bargainor, a corporation, and that* ~~she~~ 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 herself as~~

Witness my hand and seal, at office in Nashville, Tn
this 24 *day of* July, *19* 81

Brenda Carr
Notary Public

Commission Expires 4-21-85

WARRANTY DEED

FROM

TO

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

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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
			7500.00- CO	
			19.50 CO TX	
			.50 MO TX	
	VD		.50- MO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	32.00+
9908A07/31/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G5327 4

IDENTIF. REFERENCE

JUL 31 3 46 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 835700