Prepared by:
Dennis Wright, Attorney
P.O. Box 181
Madison, Tennessee 37115

BOOK 5930 PAGE 270

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert R. Poe	Lomas & Nettleton Company	71-8-126
(NAME) 1024 Berwick Trail	(NAME) P.O. Box 1056	120Z-4330
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tn.	(STREET ADDRESS) Virginia Beach, Va. 23451	
(CITY) (STATE) 37115 (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten And No/100----------
----------($10.00)----------
Dollars,

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

We, Billy E. Spencer and Margaret Sue Leftwich

have this day bargained and sold, and do hereby transfer and convey unto the said Robert R. Poe and wife, Sara F. Poe

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 159 on the Plan of Joywood Heights Section Number 1 as of record in Book 1130, page 91, Register's Office for said County.

Being the same property conveyed to Billy E. Spencer and wife, Margaret Sue Spencer, by deed from Zacharia A. Wills, Jr. and wife, Hazel Ann Wills, of record in Book 4530, page 254, said Register's Office; the said Billy E. Spencer and Margaret Sue Spencer having since been granted a divorce in The Second Circuit Court of Davidson County, Tennessee in case number 93835; the said Margaret Sue Spencer having since remarried and is now Margaret Sue Leftwich; and, the grantors execute this deed in accordance with the terms of an order entered in case number E-3826 in The Second Circuit Court for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,150.00

Subscribed and sworn to before me, this the 26th day of August 19 82

Affiant

My commission expires: 10-20-85 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2021 Jones Circle, Nashville, Tennessee
(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 (successors), 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, their (successors), 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 23rd *day of* Aug. *19* 82*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Margaret Sue Leftwich

Billy E. Spencer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5930 PAGE 271

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Billy E. Spencer ~~and Margaret Sue Leftwich~~

*the within named bargainor*S, *with whom I am personally acquainted, and who acknowledged that* ~~they~~ he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison *this* 23rd *day of* August, *19* 82

Commission expires October 17, 1982

Notary Public

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 .....

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 bargainor, MARGARET SUE LEFTWICH, 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 Madison, Tennessee, this 26th day of August, 1982.

Notary Public

My commission expires: 10-20-85

6002 08/27 53.56- CHECK

WARRANTY DEED H 0 6 2 E 2

FROM
Billy E. Spencer and
Margaret Sue Leftwich

TO
Robert R. Poe and wife,
Sara F. Poe

IDENTIF. REFERENCE

AUG 27 1 35 PM '82
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

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 5930 PAGE 272

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
			18150.00- CO	
			47.06 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	53.56-
6002A	08/27/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O.2.(I.2.

IDENTIF. REFERENCE

Aug 27 1 35 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 899273