FORM NO. WD-1

BOOK 5930 PAGE 720

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 19 82

Notary Public

MY COMMISSION EXPIRES: 7/17/83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Saturn & Mazer, Attorneys, 20th Floor, 1st American Center, Nashville, TN 37238.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul E. Poklage (NAME)	City Federal Savings & Loan Association (NAME)	MAP 116-4
266 Ensworth Place (STREET ADDRESS OR ROUTE NUMBER)	1141 East Jersey Street (STREET ADDRESS)	PAR 70
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Elizabeth, New Jersey 07201 (CITY) (STATE) (ZIP)	7DA-3400

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John L. Duncan and wife Patricia C. Duncan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Paul E. Poklage and wife Susan D. Poklage

HEREINAFTER CALLED THE GRANTEES, 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. 2 on the Plan of Ensworth Acres, Section 3, as of record in Book 5800, page 85, Register'sOffice for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to John L. Duncan and wife, Patricia C. Duncan, by deed from George Edwards Knox and wife, Kay W. Knox, of record in Book 5645, page 424, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing restrictions and easements of record.

This is (X) unimproved ( ) improved property, known as 266 Ensworth Place Nashville, TN 37205
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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, unless otherwise herein set out; 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. Wherever 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 hand this 24TH day of AUGUST, 19 82

John L. Duncan

Patricia C. Duncan

STATE OF TENNESSEE
Davidson County

BOOK 5930 PAGE 721

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John L. Duncan and wife Patricia C. Duncan

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 Nashville, Tennessee, this 24TH day of AUGUST, 19 82.

Commission expires 7/17/83

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

6145 08/30 ... CHECK

H 0 6 3 3 9

IDENTIF. REFERENCE

Aug 30 9 52 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM

John L. Duncan

TO

Paul F. Poklage

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238

Phone: 259-3666

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5930 PAGE 722

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
			250000.00- CO	
			650.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	656.50-
6140A06/30/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.O. 6 3 3 9

IDENTIF. REFERENCE

AUG 30 9 52 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 899404