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IDENTIF. REFERENCE

SEP 3 9 20 AM '82

FELIX L. [illegible] REGISTER
DAVIDSON COUNTY, TN

BOOK 5933 PAGE 164

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,500.00

Stephanie E. Poellnitz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF AUGUST, 1982.

Notary Public

MY COMMISSION EXPIRES: 7/12/83

(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
Fred D. Poellnitz	Capitol Mortgage Corporation	141-15
(NAME)	(NAME)	
1305 Creekview Court	1161 Murfreesboro Road	C
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221	Nashville, TN. 37217	18
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Allen Earps Builders, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred D. Poellnitz and wife Stephanie E. Poellnitz

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. 192 on the Plan of Rolling River Estates, Phase 6, as of record in Book 5800, page 34, Register's Office 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 Allen Earps Builders, Inc., by deed from Metropolitan Federal Savings & Loan Association, of record in Book 5886, page 445, Register's Office for Davidson County, Tennessee.

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

This is unimproved (X) improved ( ) property, known as 1305 Creekview Court (House Number) (Street) Nashville, TN 37221 (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 my hand this 27TH day of AUGUST, 1982

Allen Earps Builders, Inc.

Allen Earps

By: Allen Earps, President

STATE OF TENNESSEE
Davidson County

BOOK 5933 PAGE 165

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 _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County
County of Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Allen Earps and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and _____ respectively of the Allen Earps Builders, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 Allen Earps as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville on this the 27TH day of AUGUST 19 82

My commission expires 7/17/83

Betty G. Eisenman
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Allen Earps Builders, Inc.

TO
Fred D. Poellnitz

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 5933 PAGE 166

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
			[illegible] CO	
			237.60 CO TX	
			.60 PRFEE	
			6.60 WDEED	
			CHECK	244.40-
			7106A09/03/82 SAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 7 0 9 4

IDENTIF. REFERENCE

SEP 3 9 20 AM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 923339