This Form furnished by Attorneys Title Company, Inc.

BOOK 6048 PAGE 495

Form No. WD-2

FROM

LILLIAN SELIGMAN, a widow

TO

MARK F. POYNTON and wife,
MAUREEN M. POYNTON

For draftsman's use

This Instrument Prepared By;

David J. Levine, P.C.
Attorney at Law
1119 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark F. Poynton, et ux (NAME)	First Southern Savings & L (NAME)	104-6-93
302 Fairfax Avenue (STREET ADDRESS OR ROUTE NUMBER)	4205 Hillsboro Rd. (STREET ADDRESS)	Field Bk26W-7025
Nashville, TN 37203 (CITY) (STATE) (P. O. ZIP)	Nashville TN 37215 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H45298

IDENTIF. REFERENCE

MAY 2 4 57 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 68,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29th DAY OF April, 1983.

Notary Public

MY COMMISSION EXPIRES: By CS

(AFFIX SEAL)

For and in Consideration of the sum of Sixty-Eight Thousand ($68,000.00) DOLLARS

cash in hand paid,

I, LILLIAN SELIGMAN, a widow, have bargained and sold, and by these presents do transfer and convey unto the said

MARK F. POYNTON and wife, MAUREEN M. POYNTON

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

Being Lot No. 61 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for said County.

Said Lot No. 61 fronts 60 feet on the northerly side of Fairfax Avenue and extends back between parallel lines 195 feet to an alley.

Being the same property conveyed to Joseph Seligman and wife, Lillian Seligman, by deed from Miriam Kuhm Weinstein, Selma Kuhn Goldstein and Lois Kuhn Fox, devisees under the Will of Theresa L. Kuhn, deceased of record in Book 1915, page 517, Register's Office for Davidson County, Tennessee, the said Joseph Seligman having since died.

05/02 133.35

4413

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WD-2

This is unimproved ( ) improved (X) property, known as 302 Fairfax Avenue, Nashville, Tennessee 37203
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark F. Poynton and wife, Maureen M. Poynton their heirs and assigns, forever.

And I do covenant with the said Mark F. Poynton and wife, Maureen M. Poynton that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Lillian Seligman, do further covenant and bind my heirs and representatives, to warrant and forever defend the title to the said land to the said Mark F. Poynton and wife, Maureen M. Poynton, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 29th day of April, 1983.

Lillian Seligman

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 Lillian Seligman, 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 Nashville, Tennessee, this 29th day of April, 1983.

Dayna O'Toole, Notary Public

Commission expires My Commission Expires JAN. 18, 1987

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 singing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

File Box 40

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

[illegible]

[illegible].00- .00
176.50 .50 TX
.50 PRFEE
6.50 WDEED
CHECK 183.50-
4413A05/02/03 BKL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H452998

IDENTIF. REFERENCE

MAY 2 4 57 PM '03

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 946015