FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$33,300.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 1983

Notary Public

MY COMMISSION EXPIRES: 7-27-86

(AFFIX SEAL)

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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
RICHARD G. POEN, JR. (NAME)	Engel Mortgage Company, Inc. (NAME)	MAP 162-09
5502 Eulala Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box C-330 (STREET ADDRESS)	PAR 64
Nashville, Tn. 37211 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35283-0330 (CITY) (STATE) (ZIP)	5DU 39487

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, AAA REALTY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD G. POEN, JR. and wife, DIANE W. POEN

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. 121B on the Plan of Hickory View, Section One, as of record in Book 5800, page 171, Register's Office for Davidson County, Tennessee, the said Lot No. 121B being the southerly part of Lot No. 121 of said subdivision, more particularly described as follows:

SAID Lot No. 121B fronts 53.20 feet on the easterly side of Eulala Drive and runs back 85.77 feet on the northerly line and 95.53 feet on the southerly line to a rear line measuring 62.45 feet thereon.

BEING part of the same property conveyed to AAA Realty Company, by deed from Charles A. Wheeler, and wife, Alice Thorne Wheeler, of record in Book 5325, page 860, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5502 Eulala Drive, Nashville, Tn. 37211
(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 his hand this 18th day of July, 1983

AAA REALTY COMPANY

Robert E. Potter, Chairman

STATE OF TENNESSEE
Davidson County

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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

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

Witness my hand and official seal at office at Nashville, Tennessee on this the 18th day of July, 1983.

My commission expires 7-27-86

Gail C. Vietzke
Notary Public

WARRANTY DEED

FROM
AAA REALTY COMPANY

TO
RICHARD G. POEN, JR.

DIANE W. POEN

IDENTIF. REFERENCE

JUL 21 2 07 PM '83
FELIX Z. WITSON II REGISTER
DAVIDSON COUNTY, TN

PREPARED BY:

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

Phone: 259-3666

363A 07/21 93.00- CHECK

H 6: 1: 8 7: 7:

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6099 PAGE 276

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

33300.00- CO
86.58 CO TX
.50 PRFEE
6.00 WDEED
CHECK 93.08-
3638A07/21/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6: 1: 8 7: 7:

IDENTIF. REFERENCE

JUL 21 2 07 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 965323