WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59136.80

Michael R. Shrum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF February, 1984

Notary Public

MY COMMISSION EXPIRES: October 19, 1986

BOOK 6235 PAGE 400

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL R. SHRUM, et ux (NAME)	THE KISSELL COMPANY (NAME)	108-08
3205 Cedar Ridge Road (STREET ADDRESS OR ROUTE NUMBER)	30 Warder Street (STREET ADDRESS)	41
Nashville, TN 37214 (CITY) (STATE) (P. O. ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	3D 86016

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, RONALD KEITH POARCH and wife, MAUREEN DORAN POARCH

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL R. SHRUM and wife, PAMELA R. SHRUM

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. 199 on the Plan of Larchwood, Section Two, of record in Book 5200, page 57, 58 and 59, Register's Office for said County.

Said Lot No. 199 fronts 109.15 feet on the westerly margin of Cedar Ridge Road, and extends back 120.63 feet on the northerly line, and 142.94 feet on the southerly line, to a line on the rear on which it measures 91.96 feet.

Being the same property conveyed to Ronald Keith Poarch and wife, Maureen Doran Poarch, by deed from John R. Wood and wife, Janice T. Wood, of record in Book 5956, page 673, Register's Office for Davidson County, Tennessee.

Grantee(s) assume the obligation to pay the remaining balance of a note to The Kissell Company, secured by a deed of trust of record in Book 5667, page 266, Register's Office, Davidson County, Tennessee.

This is unimproved (X) improved ( ) property, known as 3205 Cedar Ridge Rd., Nashville, TN 37214
(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 s this 17th day of February, 1984

Ronald Keith Poarch
RONALD KEITH POARCH

Maureen Doran Poarch
MAUREEN DORAN POARCH

02/03 160.15- CHECK

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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 Ronald Keith Poarch and Maureen Doran Poarch

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 Goodlettsville, Tennessee this 17th day of February, 1984

Commission Expires October 19, 1986 _____, Notary Public.

STATE OF _____
_____ 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 purpose 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

I 0 4 5 0 9

IDENTIF. REFERENCE

FEB 23 9 05 AM '84

FEE $ ALSON LEE REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

DOUGLAS R. BERRY
Attorney At Law
907 Two Mile Pky.
Goodlettsville, TN 37072
(615) 859-4086

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6235 PAGE 402

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

59136.80- CAMT.
153.66 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 160.16-
4913A02/23/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

045 09

IDENTIF. REFERENCE

FEB 23 9 05 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 15064