THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6528 PAGE 120

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin C. Poss et ux, (NAME)	SAME (NAME)	MAP 52-16
316 School Pass (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 49
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	11D-80470

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) *Dollars,* cash in hand paid, and other good and valuable consideration receipt of which are hereby acknowledged, we,

Mark A. Oldham et ux, Denise E. Oldham, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Benjamin C. Poss et ux, Peggy J. Poss, hereinafter referred to as Grantees, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, in the 11th Civil District, described according to a survey by Hal R. Swann, Jr., Surveyor, as Tract No. 2, dated April 5, 1959, as follows:

BEGINNING at a point on the northerly margin of School Pass at the southeasterly corner of Tract One; thence north 26°23' east 106 feet to a point; thence north 61° 38' west 200 feet to a point; thence south 26° 23' west 106 feet to a point; thence south 61° 38' east 200 feet to the point of beginning.

BEING the same property conveyed to Mark A. Oldham et ux, Denise E. Oldham by deed from E.H. Tidwell, a widower, of record in Book 5946, page 808, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 5th day of April 19 85

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (X) unimproved ( ) property, known as 316 School Pass, Madison, TN 37115 (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 5th *day of* April *19* 85 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date*

Mark A Oldham
Mark A. Oldham

Denise E. Oldham
Denise E. Oldham

04/06 149.50- CHECK

5736

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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, ...Mark..A...Oldham..et..ux,..Denise..E...Oldham.....
.....
.....
the within named bargainor .s.... , with whom I am personally acquainted, and who acknowledged that ...they.... executed the within instrument for the purpose therein contained.

Witness my hand and official seal at .....Madison..... Tennessee, this .....5th..... day of ...April..... , 19 85.....

Commission expires .....7-17-88.....

.....Notary Public

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 signing the name of the corporation by ..... self as .....

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

..... Notary Public

Commission expires .....

I-94756

IDENTIFICATION REFERENCE

APR 8 8 57 AM 1985

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Mark A. Oldham et ux, Denise E. Oldham

TO
Benjamin C. Poss et ux, Peggy J. Poss

Compliments of
Commonwealth Title Agency of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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

65000.00- CAMT.
143.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 149.50-
5736A04/08/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-94756

T IDENTIF. REFERENCE

APR 8 9 37 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122734