File Box 43

BOOK 6673 PAGE 288

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONDIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 85

Notary Public

MY COMMISSION EXPIRES 4-20-88
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, INC. ONE UNION STREET, CORNER OF FIRST AND UNION, NASHVILLE, TN. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP - PARCEL NUMBERS
Basil M. Poag et ux	Troy & Nichols, Inc	53
(NAME) 1601-1603 Elliston Street	(NAME) P.O. Box 4025	3
(STREET ADDRESS OR ROUTE NUMBER). Old Hickory, Tennessee 37138	(STREET ADDRESS) Monroe, Louisiana 71211	301
(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, Donald W. Haynes and wife Doris A. Haynes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Basil M. Poag and wife, Anna L. Poag

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. 236 on the Plan of Section "C", Village of Old Hickory of record in Book 1424, Page 66, Register's Office for said County, more particularly described as follows:

Said Lot No. 236 fronts 80 feet on the easterly margin of Elliston Street and extends back between lines measuring 69.5 feet on the northerly line and 69.2 feet on the southerly line to a dead line in the rear measuring 80 feet.

Being the same property conveyed to Lester V. Pennington and wife, Mae V. Pennington by deed from E.I du Pont de Nemours and Company of record in Book 2034, page 334; The said Lester V. Pennington and wife, Mae V. Pennington both being deceased , property is vested in Donald W. Haynes as devise under the will of Mae V. Pennington as of record in WB 145, Page 52 of record in the probate court of Davidson County. Register's Office for Davidson County, Tennessee.

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

Doris A. Haynes, wife of the above named Donald W. Haynes, joins in this conveyance for the purpose of conveying any and all right and title that she may now, or at any time in the future, have in subject property, especially her marital rights.

This is unimproved ( ) improved (X) property, known as 1601-1603 Elliston Street, Old Hickory, Tennessee 37138
(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, esate, 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 1st day of October, 19 85

Donald W. Haynes Donald W. Haynes Doris A. Haynes

10/03 12:40 70 BK 2966

STATE OF TENNESSEE
County of Davidson
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald W. Haynes and wife, Doris A. Haynes

or proved to me upon the basis of satisfactory evidence,

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 Nashville, Tennessee, this 1st day of October, 19 85

Commission expires 4-20-86

Notary Public

STATE OF TENNESSEE

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____

and _____ (his oath) _____ (himself) _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they), being authorized so to do, executed the foregoing instrument for the purposes 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

WARRANTY DEED

FROM
Donald W. Haynes et ux

TO
Basil M. Poag

Anna L. Poag

4 1 7 1 6

IDENTIFICATION REFERENCE

Oct 3 3 55 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
LAWYER'S ESCROW SERVICE
ONE UNION STREET
CORNER OF FIRST AND UNION
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

47000.00- CAMT.
122.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 128.70-
3266A10/03/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 7 2 1 6

IDENTIFICATION REFERENCE

OCT 3 3 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178825