This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
G 250258 FILE BOX #35

WARRANTY DEED

BOOK 6791 PAGE 684

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Martin Thomas Poe, Jr. (NAME)	SAME (NAME)	
2725 West Linden Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	MAP 104-15
Nashville, Tennessee 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	PARCEL 274

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- $10.00 ---------- *Dollars,*

Cash in hand paid by Martin Thomas Poe, Jr. and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

John Marvin Daves and wife, Ruth D. Daves, and James G. Daves and wife, Sara W. Daves

have this day bargained and sold, and do hereby transfer and convey unto the said Martin Thomas Poe, Jr.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being lot No. 3 on the map of E. C. Scruggs' Subdivision of Lot No. 33 in Belair, as of record Book 547, page 143, Register's Office for Davidson County, Tennessee.

Said lot No. 3 fronts 50 feet on the southerly side of West Linden, formerly Sunset Avenue and runs, back between parallel lines 150 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property inherited by John Marvin Daves and James G. Daves subject to the life estate of Sarah S. Daves by will of Mary Hamer Smythe of record in Will Book 148, page 668. Said Mary Hamer Smythe having obtained title by two deeds of record in Book 1172, page 139 and Book 2706, page 11 Register's Office for Davidson County, Tennessee. With remaining interest by inheritance from Carrie Mai Smythe, deceased. The said Sarah S. Daves having since died.

7.90 IDENTIFICATION REFERENCE

FEB 28 8 47 AM '86

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 $ 75,000.00

Subscribed and sworn to before me this the 26th *day of* February 19 86

My commission expires: 11-12-89 *(Affix Seal)*

Affiant

Notary Public

unimproved ( )
This is improved ( ) property, known as 2725 West Linden Avenue, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the 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.

Whenever 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 hands this 26th *day of* February *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John Marvin Daves

Ruth D. Daves

James G. Daves

Sara W. Daves

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me the undersigned _____, *a Notary Public in and for said County and State* John Marvin Daves and wife, Ruth D. Daves, and James G. Daves and wife, Sara W. Daves _____

*the within named bargainor*s _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville, *Tennessee, this* 26th *day of* February, *19*86

Karen Ellis
Notary Public

Commission expires 11-12-89

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 (or proved to me on the basis of satisfactory evidence), 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 _____

WARRANTY DEED

FROM

John Marvin Daves etal

TO

Martin Thomas Poe, Jr.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.90 6 95

IDENTIFICATION REFERENCE

FEB 28 8 47 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 222764