BOOK 5849 PAGE 596

SEND TAX STATEMENTS TO:

THIRD NATIONAL MORTGAGE COMPANY

201 Fourth Avenue, North

Nashville, Tennessee 37244

This Instrument Prepared By:

HENDERSON & HOLTMAN, ATTYS.
108 Fourth Avenue, South
Franklin, Tennessee 37064

MAP & PARCEL # 162-09-OA-130

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, ROBERT L. POE and wife, SALLY G. POE, have this day bargained and sold and to hereby transfer and convey unto NUN E. ARLEDGE, JR. and wife, OUIDA D. ARLEDGE, their heirs and assigns, the following described real estate lying and being located in the Fifth (5th) Civil District of Davidson County, Tennessee, being more particularly described as follows:

> BEING Townhouse No. 130, on the Plan of Hickory Valley Condominiums, Phase 2, plat of which is of record in Book 4460, page 133, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.
>
> And being the same property conveyed to Robert L. Poe, et ux, by warranty deed of Randall Phillips Builders, Inc., of record in Book 4779, page 430, R.O.D.C., Tennessee.

TO HAVE AND TO HOLD the said lands with the improvements and appurtenances thereunto belonging to the said NUN E. ARLEDGE, JR. and wife, OUIDA D. ARLEDGE, their heirs and assigns forever.

AND SELLERS COVENANT with the said NUN E. ARLEDGE, JR. and wife, OUIDA D. ARLEDGE, that they are lawfully seized of said land, have a good right to convey it and that it is unencumbered except as follows:

(1) 1984 Metro taxes which are a lien against the property but are not yet due and payable.

(2) Trust Deed of record in the Register's Office of Davidson County, Tennessee, which secures the payment of a first mortgage installment note payable according to the tenor and conditions thereof. (John W. Murphree Company-Now Third National Mortgage Company) The payment of this

promissory installment note is hereby assumed by the Purchasers.

(3) Any applicable Restrictive Covenants.

(4) Any disclosures which the Plan of Hickroy Valley Condominiums, Phase 2, plat of which is of record in Book 4460, page 133, R.O.D.C., Tennessee, might indicate.

AND SELLERS FURTHER COVENANT and bind themselves, their heirs and representatives to warrant and forever defend the title to said land to the said NUN E. ARLEDGE, JR. and wife, OUIDA D. ARLEDGE, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our signatures, on this the 24 day of August, 1984.

ROBERT L. POE

SALLY G. POE

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STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. POE and wife, SALLY G. POE, the within named bargainors with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, on this the 24 day of August, 1984.

(SEAL)

Stanley L. Waldrop
NOTARY PUBLIC

My Commission Expires: 6 Jan 88

98264

IDENTIFICATION REFERENCE

MAY 6 3 25 PM '

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater for this transfer is $ 55,000.00.

Robert E. Poe, Jr.

SWORN to and subscribed before me on this the 24 day of August, 1984.

(SEAL)

Stanley L. Waldrop
NOTARY PUBLIC

My Commission Expires: 6 Jan 88

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
			55000.CO-	CAMT.
			143.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	152.50-
			1061A05/06/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98264

IDENTIF. REFERENCE

MAY 6 3 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244969