BOOK 7265 PAGE 785 BOX 15

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June, 19 87

Notary Public

MY COMMISSION EXPIRES: June 5, 1989

(AFFIX SEAL)

Mortgagee: Lawrence T. Ratner

THIS INSTRUMENT WAS PREPARED BY
Larry L. Westbrook, Attorney P. O. Box 150349, Nashville, Tennessee 37215
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory Scott Pohl (NAME)	S A M E (NAME)	104-10
3105 Acklen Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#183
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	24W-6510

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, Lawrence T. Ratner and wife, Irene K. Ratner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gregory Scott Pohl, unmarried

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. 11 of Block 4 on the Plan of Fairfax Place, as of record in Book 547, pages 137 and 138, Register's Office for said County.

Said Lot No. 11 fronts 60 feet on the southerly side of Acklen Avenue and runs back 161.9 feet on the easterly line and 162.38 feet on the westerly line to a dead line, and measures 60 feet thereon.

Being the same property conveyed to Lawrence T. Ratner (single) by deed from The Salvation Army of record in Book 5108, page 136, Register's Office for Davidson County, Tennessee.

35552

IDENTIFICATION REFERENCE

JUN 11 1 50 PM '87

FELIX Z. NIELSON, REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 3105 Acklen Avenue, Nashville, TN 37212
(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 their hand s this 8th day of June, 19 87

Lawrence T. Ratner
Lawrence T. Ratner

Irene K. Ratner
Irene K. Ratner

STATE OF TENNESSEE
Davidson County

BOOK 7265 PAGE 786

Personally appeared before me, Larry L. Westbrook, a Notary Public in and for said County and State, the within named Lawrence T. Ratner and wife, Irene K. Ratner

the bargainors, 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 18th day of June 19 87.

Commission expires June 5, 1989

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 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

Lawrence T. Ratner and wife, Irene K. Ratner

TO

Gregory Scott Pohl, unmarried

Compliments of
Chicago Title Insurance Company
First Floor -- First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

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

RECEIVED OF _____

FOR _____

BOOK 7265 PAGE 787

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
			95000.00- CAMT.	
			266.00 CSTAX	
			.50 PRFEE	
			6.00 WDST	
			CHECK	272.50-
			8250A06/11/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.5.5.5.2

IDENTIFICATION REFERENCE

JUN 11 1 50 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 92571