File Box 44

BOOK 7367 PAGE 484

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $84,000.00.

Raymond P. Poggenburg
Affiant

Subscribed and sworn to before me, this 30th day of September, 1987.

Notary Public

My Commission expires: 11-12-89

This instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Raymond P. Poggenburg, et ux 2523 Sunset Place Nashville, TN 37212	Raymond P. Poggenburg, et ux 2523 Sunset Place Nashville, Tn 37212	104-15-110 24W 09800

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL J. HENDERSON and wife, GAY SHEPHERD HENDERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RAYMOND P. POGGENBURG and wife, HELEN H. POGGENBURG, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the westerly part of Lot No. 23 on the Map of Sunset Park Subdivision, of record in Book 332, Page 132, Register's Office for said County.
>
> Said part of said Lot No. 23 fronts 48.0 feet on the southerly side of "B" Street, (now Sunset Avenue formerly Turner Avenue) and runs back between lines measuring 160 feet more or less, to a dead line in the rear, also being the northerly line of Lot No. 6 of said subdivision, and measures 40.0 feet thereon.
>
> Being the same property conveyed to Michael J. Henderson and wife, Gay Shepherd Henderson, by warranty deed from Raymond P. Poggenburg and wife, Helen H. Poggenburg, of record in Book 7220, page 206, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 1987 taxes, which have been prorated and assumed by Grantees.

This is improved property, known as 2523 Sunset Place, Nashville, Tennessee 37212.

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 our hands this 30 day of September, 1987.

Michael J. Henderson
MICHAEL J. HENDERSON

Gay Shepherd Henderson
GAY SHEPHERD HENDERSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL J. HENDERSON and wife, GAY SHEPHERD HENDERSON, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 1987.

Julia C. Hunt
Notary Public

My Commission Expires: 11-12-89

NOTARY PUBLIC DAVIDSON COUNTY

7.01.7.0

IDENTIFICATION REFERENCE

SEP 30 3 38 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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 TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

84000.00- CAMT.
235.20 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 241.70-
8262A09/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7:0 1:7:0

IDENTIFI REFERENCE

SEP 30 3 38 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21810