THIS INSTRUMENT PREPARED BY:

Richard A. Jones
Evans, Jones & Reynolds
230 Fourth Avenue North
6th Floor, Metropolitan Federal Bldg.
Nashville, Tennessee 37219-0047

BOOK 7453 PAGE 683

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP/PARCEL:
Lincoln L. Lakoff	Same	Map: 105-2
4315 Sneed Road		Parcel: 268
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **Sarah F. Poynor**, have bargained and sold, and by these presents do transfer and convey unto **Lincoln L. Lakoff**, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Lot No. 10 in Bass Second Addition to Nashville, as of record in Plan Book No. 21, page 114, Register's Office of Davidson County, Tennessee.

Said Lot No. 10 fronts fifty (50) feet on the east side of 8th Avenue South, formerly Spruce Street, and runs back between parallel lines one hundred sixty-five (165) feet to an alley, fifteen (15) feet wide.

Being the same property conveyed to Mrs. James Paul Poynor, Sr. by deed of record in Book 1237, page 249, Register's Office of Davidson County, and being the same property devised to James Paul Poynor, Jr. by the Last Will and Testament of Mrs. James Paul Poynor, Sr., said Will having been probated March 19, 1964, and of record in Will Book 80, page 429, in the Probate Division of the County Court of Davidson County, Tennessee; and being the same property devised to Sarah F. Poynor by the Last Will and Testament of James Paul Poynor, Jr. that is of record in Will Book 96, page 181, in the Probate Division of the County Court of Davidson County, Tennessee.

This is improved property known as 918 Eighth Avenue South, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lincoln L. Lakoff, his heirs and assigns, forever. And I do covenant with the said Lincoln L. Lakoff that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

I, Sarah F. Poynor, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Lincoln L. Lakoff, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 18th day of January, 1988.

Sarah F. Poynor
SARAH F. POYNOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Margie E. Williams, a Notary Public in and for said County and State, the within named Sarah F. Poynor, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, this 18th day of January, 1988.

Margie E. Williams
NOTARY PUBLIC

My Commission Expires: 1-21-90.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Lincoln Lakoff
Affiant

Sworn to and subscribed before me, this the 18th day of January, 1988.

Margie E. Williams
NOTARY PUBLIC

My Commission Expires: 1-21-90.

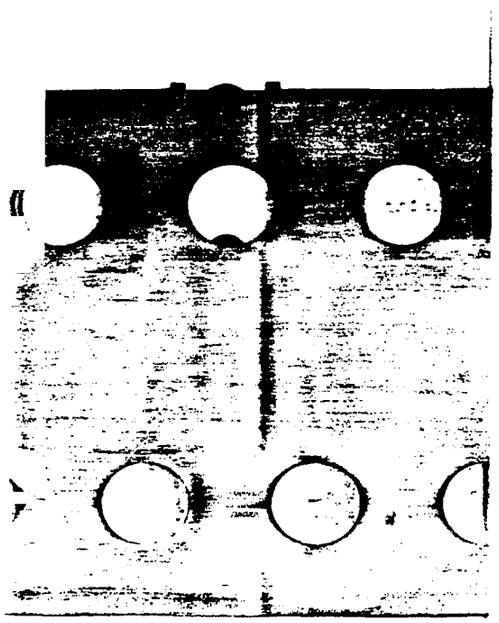
RUSH

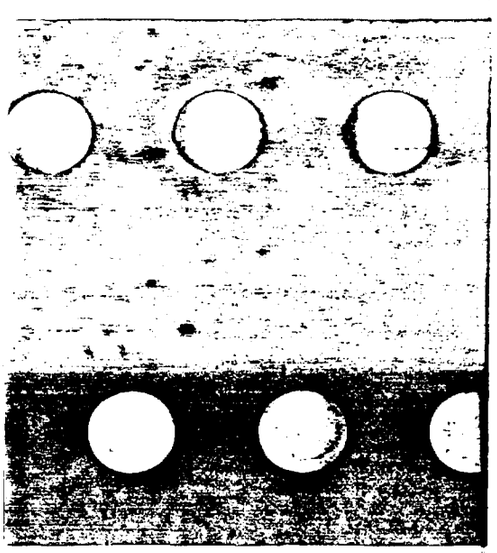
9.9291.

IDENTIFT REFERENCE

JAN 21 2 25 PM '88

PEGGY MCCLOUD REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 65000.00
CON TX 192.00
~~PRFEE 0.50~~
~~MISC 6.00~~
TOTAL 188.50
CHECK 188.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/21/88 01 14:29 0001 0248

9 9 2 9 1 :

IDENTIFI REFERENCE

JAN 21 2 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 55185