THIS INSTRUMENT PREPARED BY:

Marbut Glenn Gaston, Jr., Atty.
2211 Crestmoor Rd.
Nashville, TN. 37215

BOOK 7590 PAGE 472

WARRANTY DEED

Address new owners:	Send Tax Bills to:	Map-parcel/field book
Alfred E. Shaw, etux 809 Oak Street Nashville, TN 37216		61-14-104 15DZ-05360

FOR AND IN CONSIDERATION of the sum of fifty-nine thousand, three hundred and no/100----------($59,300.00) DOLLARS,

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

We, T. C. Poe, III, Barbara Jane Vore, and Janet Lee Patzeski, heirs-at-law of Thomas C. Poe, Jr., deceased, THE GRANTORS,

have bargained and sold, and by these presents do transfer and convey unto the said

Alfred E. Shaw and wife, Evelyn C. Shaw, THE GRANTEES herein,

their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being Lot No. 18 on the Plat of Baxter Heights Subdivision, as of record in Book 2083, page 94, Register's Office for said County.

Said Lot No. 18 fronts 115 feet on the northerly margin of Oak Street and extends back between parallel lines 140 feet to a dead line. 3473 07/05 0101 02CHECK 202.19

Being all the same property conveyed to Thomas C. Poe, Jr., and wife, Eleanor M. Poe by deed from Charles Phillips and E. R. Phillips of record in Book 2346, page 524, said Register's Office.

The said Eleanor M. Poe having since died March 13, 1978 in Davidson County, Tennessee, and the said Thomas C. Poe, Jr. having since died testate, July 7, 1987, in Davidson County, Tennessee. Said property was devised to Barbara Jane Vore, T. C. Poe, III (one and the same person as Thomas Calvin Poe, III), Jeffrey L. Poe and Janet Lee Patzeski by Will of Thomas Calvin Poe, Jr., of record in Will Book 159, page 767 (Probate File #80379), Probate Court Clerk's Office for Davidson County, Tennessee. The said Jeffrey L. Poe having since died April 8, 1981 in Davidson County, without spouse and without issue.

This conveyance is made subject to limitations shown on said plan of record in Book 2083, page 94, said Register's Office, to Restrictions filed of record in Book 2282, page 441, said Register's Office, and to Sewer Easements of record in Book 4058, page 778 and Book 7508, page 296, said Register's Office.

This is improved property known as 809 Oak Street, Nashville, TN 37216.

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 warrand 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.

Thomas Calvin Poe, III, T. C. Poe, III, and Thomas C. Poe, III are one and the same person.

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 27 day of June, 1988.

T. C. Poe, III
T. C. Poe, III

Barbara Jane Vore
Barbara Jane Vore

Janet Lee Patzeski
Janet Lee Patzeski

Thomas Calvin Poe, III, Exec.
Thomas Calvin Poe, III, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T. C. POE, III* the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, this 1st day of July, 1988. *One and the same as Thomas Calvin Poe, III, Executor

Notary Public

My comm. exp. 3-3-92

STATE OF TEXAS
COUNTY OF Tom Green

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BARBARA JANE VORE, 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 San Angelo, this 29 day of June, 1988.

Norma S. McGuire
NORMA S. McGUIRE Notary Public
My Commission Expires 6-18-91

My comm. exp.

RUSH

88 JUL 5 AM 11:33

RECEIVED FOR IDENTIFICATION REFERENCE

46165

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANET LEE PATZESKI, 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 1st day of July, 1988.

Notary Public

My comm. exp. 3-3-92

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $59,300.00. This is equal to or greater than the proeprty would bring at a fair and voluntary sale.

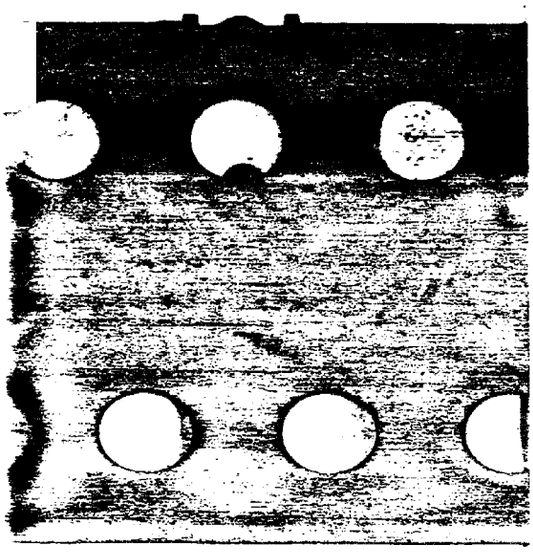
Alfred E Sims
Affiant

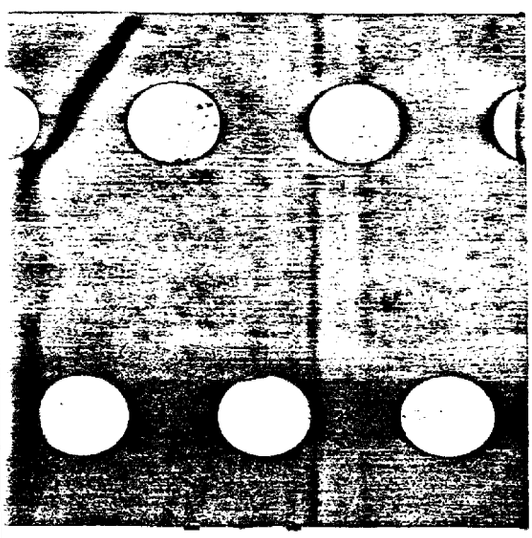
Sworn to and subscribed before me this 1st day of July, 1988.

Notary Public
My comm. exp. 3-3-92

OFFICIAL RECEIPT

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





RECEIVED OF _____

FOR _____

BOOK 7590 PAGE 474

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	59300.00
CON TX	195.69
PRFEE	0.50
WDEED	6.00
TOTAL	202.19
CHECK	202.19

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/05/88 01 11:33 0001 3473

46165

IDENTIFICATION REFERENCE

JUL 5 11 33 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109348