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THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Frank W. Poag
557 Elysian Fields Road
Nashville, TN 37211

MORTGAGEE:
Troy and Nichols, Inc.

P.O. Box 4025
Monroe, LA 71211-4025

MAP-PARCEL NUMBERS:
MAP 133-13
PARCEL 46
6DU-19655

WARRANTY DEED

BOOK 7655 PAGE 602

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Clifford A. Holmes and Joretta L. Holmes hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Frank W. Poag and wife, Deborah D. Poag hereinafter called the Grantee, Grantee's 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. 140 on the plan of Abbay Hall Section I, of record in Book 2331, page 18, Register's Office for said County.

SAID Lot No. 140 fronts 82.6 feet on the southerly margin of Elysian Fields Road (formerly Trousdale Drive) and extends back 135.0 feet on the easterly line and 189.3 feet on the westerly line to a dead line in the rear, measuring 107.7 feet thereon.

BEING the same property conveyed to Clifford A. Holmes and wife, Joretta L. Holmes by deed from Oakes and Smith Realty Company, Inc. of record in Book 5092, page 451, said Register's Office. Clifford A. Holmes and Joretta L. Holmes have since been divorced by Final Decree in probate court for Davidson County, Tennessee Case No. 84D-4080 dated August 16, 1986.

The property herein conveyed is subject to restrictive covenants of record in Book 2345, page 514 and Book 2393, page 627, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (un)improved property, known as 557 Elysian Fields Road, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 16th day of September, 19 88

Joretta L. Holmes

Clifford A. Holmes

STATE OF TENNESSEE
COUNTY OF Davidson

On this 16th day of September, 19 88 before me personally appeared Clifford A. Holmes and Joretta L. Holmes, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7655 PAGE 603

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 71,000.00.

Frank W. Poag
Affiant

Subscribed and sworn to before me, this the 16th day of September, 1988.

My Commission Expires: Oct 9, 1991

Notary Public

NOTARY PUBLIC

WARRANTY DEED

from:
Clifford A. Holmes and Joretta L. Holmes

to:
Frank W. Poag and wife, Deborah D. Poag

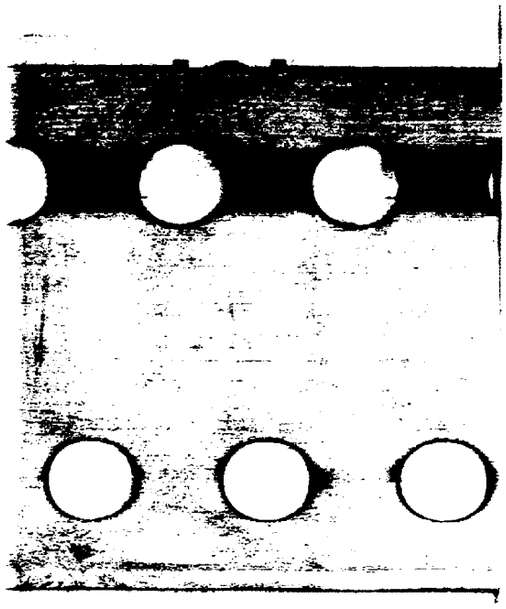
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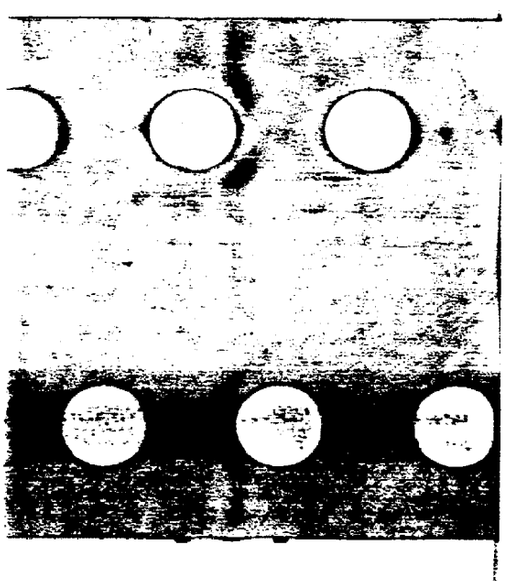
SEP 19 3 34 PM '88

INDEXED REFERENCE

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-27813





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7655 PAGE 604

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	71000.00
CON TX	234.30
PRFEE	0.50
[illegible] BANK	6.00
TOTAL	240.80
CHECK	240.80

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/19/88 01 15:35 0001 8455

6875 4

IDENTIFICATION REFERENCE

SEP 19 3 34 PM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 135459