Box 18

CMCWP158 04/12/89 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)/(MC)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Pat Poe John G. Miller 211 McMillin St Nashville, TN. 37203	Same	92-8-297

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, J. RICHARD BACON, TRUSTEE, with full power to mortgage, encumber, sell, transfer, or convey, without the consent or joinder of any beneficiary, ("Grantor") has bargained and sold, and by these presents does transfer and convey unto PAT POE and JOHN G. MILLER, as tenants in common ("Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 24 on the Map of McMillin Subdivision of the Old State Penitentiary Land, of record in Book 161, Page 119, Register's Office for said county.

Said Lot No. 24 fronts 50 feet on the easterly side of McMillin Avenue and runs back easterly between parallel lines 100 feet to an alley.

Being the same property conveyed to Grantor by deed dated May 20, 1987 from Thelma P. Bramblett, Morris B. Haddox and Pine Tree Corporation of record in Book 7243, page 946, said Register's Office.

This is unimproved property known as: 316 McMillin Street, Nashville, Tennessee 37203

Said property is conveyed subject to the following matters:

(a) Applicable building and zoning laws;

(b) Real estate taxes not yet due and payable;

(c) Such state of facts as an accurate survey would disclose; and

(d) Easements and restrictions of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, their heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs and representatives, to warrant and forever defend the title to said land to Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS my hand this 13 day of April 1989.

J. R. B. - Trustee

J. RICHARD BACON, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, J. RICHARD BACON, the within named 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, at office, this 13th day of April, 1989.

Mary Louise H. Barnett

Notary Public

My Commission Expires:

May 18, 1990

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $35,000.

Affiant

Sworn to and subscribed before me this 13th day of April, 1989.

Mary Louise H. Barnett

Notary Public

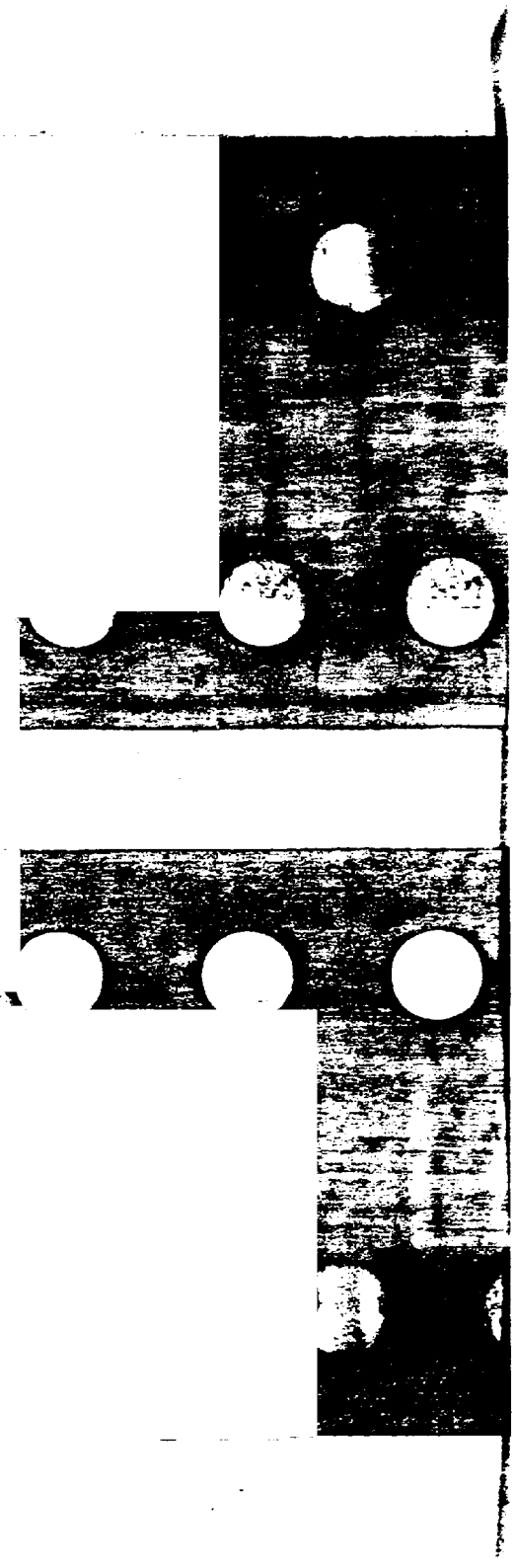
My Commission Expires:

May 18, 1990

27955

APR 26 3 43 PM '89

1986 04/26 0101 03CHECK 122.00



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

RECEIVED OF _____

FOR _____

BOOK 7825 PAGE 770

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 35000.00
CON TX 115.50
PRFEE 0.50
WDEED 6.00
TOTAL 122.00
CHECK 122.00

04/26/89 01 15:43 0001 9386

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27955

IDENTIFICATION

APR 26 3 43 PM '89

No. 203726