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WARRANTY DEED BOOK 8074 PAGE 825

FROM: MARK POE, Grantor

TO: JOANNE THORNTON, Grantee

This instrument was prepared by:
Julian L. Bibb
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

Joanne Thornton
1163 Gateway Lane
Nashville, TN 37220

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Same

Map-Parcel Numbers

155-2-A-10-CO

Field Book Number:
09D-80497

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $33,000.00.

Affiant Joanne C. Thornton

SUBSCRIBED AND SWORN TO before me, this the 27th day of March, 1990.

Celia E. Bowie
Notary Public

My Commission Expires: May 13, 1990

FOR AND IN CONSIDERATION OF the sum of Ten Dollars and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mark Poe, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Joanne Thornton, Grantee, her heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 10 on the Plan of Montcastle Estates of record in Book 6900, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which reference is here made, together with an undivided interest in the common interest of Montcastle Estates, all as described in said reference, described according to the survey of Anderson-Delk & Company dated June 8, 1987.

Being the same property conveyed to Mark Poe by deed from Jeff G. Jones, of record in Book 7537, page 698, said Register's Office.

This is unimproved property, known as Lot No. 10, Montcastle Estates, Poplar Creek Road, Nashville, Tennessee 37221.

This conveyance is expressly made subject to the following:

1. The lien for 1990 taxes which have been prorated and will be paid by Grantor.

2. The lien for 1989 taxes in the amount of $147.78, which will be paid by Grantor.

3. The Plan of record in Book 6900, pages 326 and 327, Register's Office of Davidson County, Tennessee; which shows an Owner's Certificate, a 20-foot minimum setback line from Montcastle Drive and the rear line, a 5-foot minimum setback line from both side lines, a 15-foot easement for public utility and drainage purposes along the rear line and a 10-foot easement for public utility and drainage purposes along Montcastle Drive.

4. Restrictive covenants contained in an instrument of record in Book 7170, page 926, amended in Book 7260, page 295, Register's Office of Davidson County, 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 Grantee, her heirs, successors, and assigns, forever.

And Grantor does covenant 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs,

successors, and assigns against the lawful claims of all persons whomsoever.

Witness his hand this 21st day of March, 1990.

Mark Poe
MARK POE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna K. Mitchell, a Notary Public in and for the aforesaid State and County, MARK POE, after being first duly sworn according to law, did make oath and affirm that the foregoing is true and correct to the best of his knowledge, information, and belief.

Witness my hand, at Office, this 21st day of March, 1990.

Donna K. Mitchell
Notary Public

My Commission Expires: 3-13-91

14265

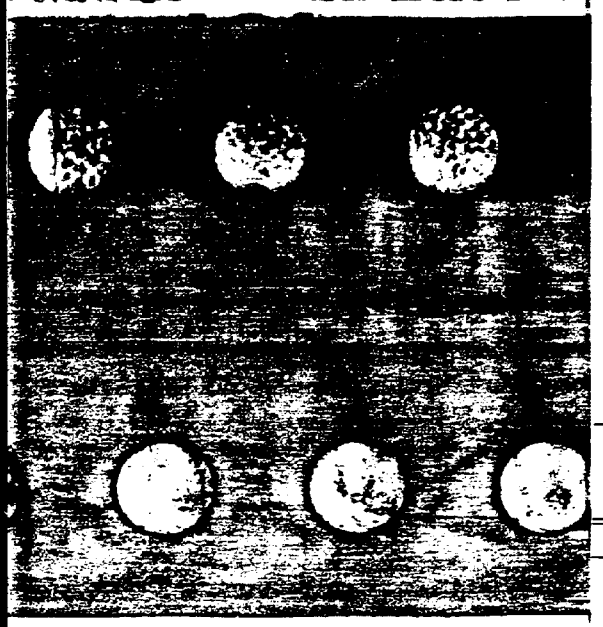
IDENTIF. TREFERENCE

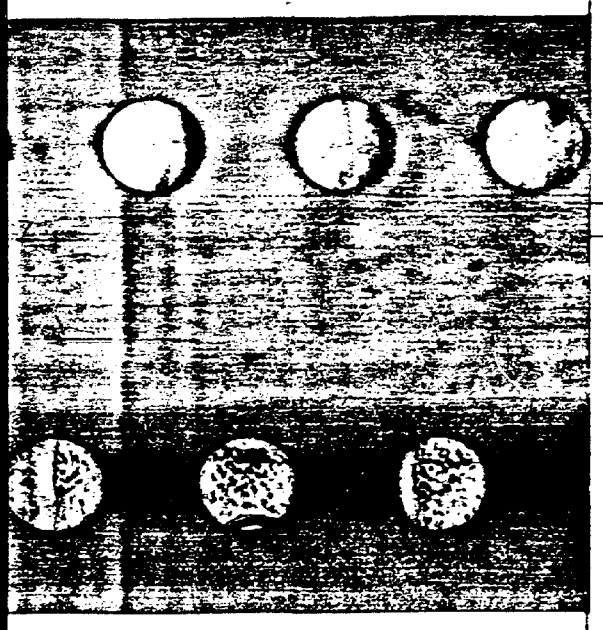
MAR 28 4 04 PM '90

DAVIDSON COUNTY TN.

6535 03/28 0101 03CHECK 118.90

7867B/03-15-90





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

RECEIVED OF _____

FOR _____

BOOK 8074 PAGE 828

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	33000.00
CON TX	108.90
PRFEE	1.00
WDEED	9.00
TOTAL	118.90
CHECK	118.90

03/28/90 01 16:03 0001 6535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4265

IDENTIF. REFERENCE

MAR 28 4 04 PM '90

DAVIDSON COUNTY TN.

No. 304951