Box 44

BOOK 8215 PAGE 77

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of October, 1990.

Notary Public

My Commission expires: 9-25-93

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Nashville, TN 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Patrick J. Poe and John G. Miller 2804 Foster Avenue Nashville, TN 37210	Mrs. Helen Payne Spence 6105 Montcrest Drive Nashville, Tn 37215 AND ALSO TO NEW OWNERS LISTED AT LEFT	Map 119-09 Parcel 294

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, Helen Payne Spence and husband, Jack C. Spence, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Patrick J. Poe and John G. Miller, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> A tract of land in the 6th Civil District of Davidson County, Tennessee, being on the east side of Foster Avenue and more particularly described as follows:
>
> Beginning at an iron pin on the east right-of-way of Foster Avenue and the southwest corner of the Goodwill Industry property and proceeding as follows: Around a curve to the left having a radius of 639.1 feet, a distance of 115.0 feet to an iron pin; thence North 87 deg. 08' East a distance of 198.85 feet to an iron pin; thence South 5 deg. 40' West a distance of 126.93 feet to an iron pin in the southerly property line of the Goodwill Industries; thence North 88 deg. 10' West a distance of 158.0 feet to the point of beginning, and containing 0.482 of an acre, more or less, as per survey by Turner Engineering Company dated September 12, 1972.
>
> Being the same property conveyed to Helen Payne Spence by deed from Fred Horrell and Steve Horrell, a partnership d/b/a F & S Investment Company of record in Book 4644, page 449, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1990 taxes, which have been prorated and assumed by Grantees.

2. Restrictive covenants contained in instrument of record in Book 4383, page 928, and Book 4384, page 724, Register's Office for said County.

3. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Standard Realty and Mortgage Co., of record in Book 3701, page 12, Register's Office for Davidson County, Tennessee.

4. Easement through, over and across the lands of R. R. Hester for the purpose of operating and maintaining a water main running from Logan Street to the land herein conveyed as set out in the deed from F. R. Hester and others to H. B. Bolton and wife, of record in Book 1466, page 365, Register's Office for Davidson County, Tennessee.

This is improved property, known as 2804 Foster Avenue, Nashville, Tennessee 37210.

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 warrant and forever defend the title to the said land to the said Grantees, theirs heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 10 day of October, 1990.

64071

IDENTIF. TREFERENCE

OCT 10 3 32 PM '90

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

Helen Payne Spence
Helen Payne Spence

Jack C. Spence
Jack C. Spence

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

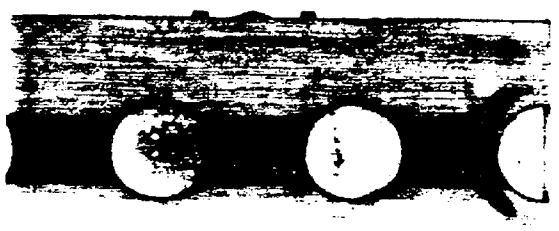
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Helen Payne Spence and husband, Jack C. Spence, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

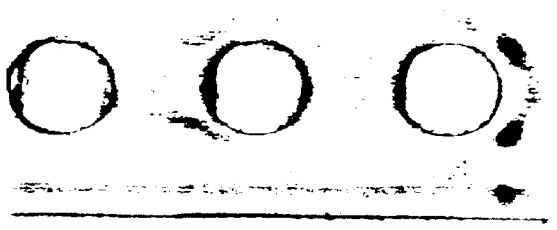
Witness my hand, at office, this 10th day of October, 1990.

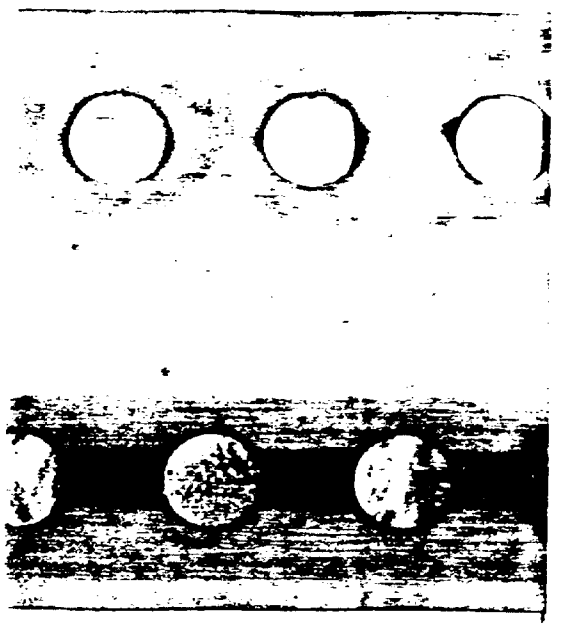
Julia C. Hunter
Notary Public

My Commission Expires: 9-25-93

9186 10/90 0101 03CHECK 832.00







OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8215 PAGE 79

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

250000.00

CON TX	825.00
PRFEE	1.00
WDEED	6.00
TOTAL	832.00
CHECK	832.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/10/90 01 15:33 0001 9186

64071

IDENTIF. REFERENCE

OCT 10 3 32 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 363446