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THIS INSTRUMENT PREPARED BY:
BAKER, WORTHINGTON, CROSSLEY, STANSBERRY & WOOLF
313 East Main, Suite One
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL NO.**
Sandra L. Poole	**Same**	**34-14-86**
229 Edgemeade		
Madison, TN 37115		

WARRANTY DEED

B982 12/13 0101 03CHECK 40.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, HAROLD S. PAUL and VIRGINIA P. NEAL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SANDRA L. POOLE, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in the Third Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor, Number 823, dated June 26, 1990, revised September 26, 1990, and known as Job No: 890074, more particularly described as follows:

Beginning at a point in the north line of the Plan of East Lawn of record in Plat Book 547, page 154, at its intersection with the Northwest charter Right-Of-Way line of Seaboard Systems Railroad as shown on Right-of-Way and Track Map #57 on the Louisville-Nashville Railroad, Mainstem Second Division valuation sheet No. V8-19, said point being 100' northwest of the centerline of the main track; thence N83°02'06"W 185.30' with the north line of said Plan of East Lawn to a concrete monument intersection of north line of the Plan of East Lawn with the east line of Edgemeade Farms of record in Plat Book 3600, page 69; thence N07°17'54"E 250.00' with said east line of Edgemeade Farms to a point; thence S82°42'06"E 328.18' to a point; thence S01°36'49"W 96.87' to a point in said Railroad Charter Right-Of-Way line; thence S52°17'16"W 215.67' with said Charter Right-Of-Way line to the point of beginning, containing 1.65 acres more or less.

The above described property is subject to matters as shown on said survey of record in Book 7900, page 217, Register's Office, Davidson County, Tennessee, including but not limited to a 100' Nashville Electric Service easement, a drainage easement 20' in width running 10' from either side of an existing drain, and a 20' sewer easement and NES public utility easement.

Being part of the same property conveyed to Andrew Paul and wife, Reba H. Paul, by deed from O.G. Parker of record in Book 1728, page 373, Register's Office, Davidson County, Tennessee. Andrew Paul and Reba H. Paul are now deceased, Reba H. Paul having predeceased Andrew Paul. Under the terms of the will of Andrew Paul of record in Will Book 167, page 159, Probate Court of Davidson County, the above described property was devised to Harold S. Paul and Virginia P. Neal.

This is unimproved property, known as: 250 Edgemeade Drive
Madison, Tennessee

This conveyance, in addition to the easements above described, is subject to all visible easements; restrictions of record, if any; and the 1990 taxes which shall be paid by the Grantors.

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 and assigns, forever; and we do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 11th day of December, 1990.

Harold S. Paul
HAROLD S. PAUL

Virginia P. Neal
VIRGINIA P. NEAL

STATE OF TENNESSEE

COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, HAROLD S. PAUL and VIRGINIA P. NEAL, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Hendersonville, Tennessee, this the 11th day of December, 1990.

Anne H. Byars
NOTARY PUBLIC

(SEAL)

My commission expires:
1-5-92

STATE OF TENNESSEE

COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Sandra L. Poole
AFFIANT

Subscribed and sworn to before me this the 11th day of December, 1990.

Anne H. Byars
NOTARY PUBLIC

(SEAL)

My commission expires:
1-5-92

IDENTIF. TREFERENCE

79265

DEC 13 9 54 AM '90

FELIX Z. WISER REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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	10000.00
CON TX	33.00
PRFEE	1.00
WDEED	6.00
TOTAL	40.00
CHECK	40.00

RECEIPT IS NOT VALID UNTIL CHECKS PAID BY BANK 49:53 0001 898

79265

IDENTIF. REFERENCE

Dec 13 9 54 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 381419