BOOK 9451 PAGE 53

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF August, 19 94

Notary Public

MY COMMISSION EXPIRES: June 28, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Trentham, Attys., P.O. Box 1369, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Poe (NAME)	Third National Bank in Nashville (NAME)	118 GP 1 PAR 10.0
1401 Beechwood Avenue (ADDRESS)	201 Fourth Avenue North (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Alphonso Beene

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bradley Poe* and Robert Poe and wife, Janet Poe**

HEREINAFTER CALLED THE GRANTEES, THEIR 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 the easterly half of Lot No. 95 on the Belmont Land Company's Plan of Lots, called "Belmont Heights" as of record in Book 421, page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 95 fronts 50 feet on the southerly side of Beechwood Avenue and runs back between parallel lines 188 feet to an alley.

Together with an Easement for driveway purposes as set out in Book 3835, page 823, said Register's Office.

Being the same property conveyed to Alphonso Beene, his one-half interest, by deed from Alonzo Beene of record in Book 9050, Page 677, Register's Office for Davidson County, TN, and being the same property devised to Alphonso Beene and Alonzo Beene by the Last Will and Testament of James Clinton Beene as recorded in Book 6921, page 672, said Register's Office.

*as to a one-half undivided interest
**as to a one-half undivided interest, all as tenants in common with the right of survivorship

unimproved ( )
This is improved (X) property, known as 1401 Beechwood Avenue, Nashville, TN 37212
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of August, 19 94

Alphonso Beene

STATE OF TENNESSEE

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COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alphonso Beene

the 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 and official seal at Brentwood, Tennessee, this 29th day of August, 19 94

Commission expires June 28, 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

IDENTIF. & REFERENCE

94 AUG 31 AM 8:43

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

86338

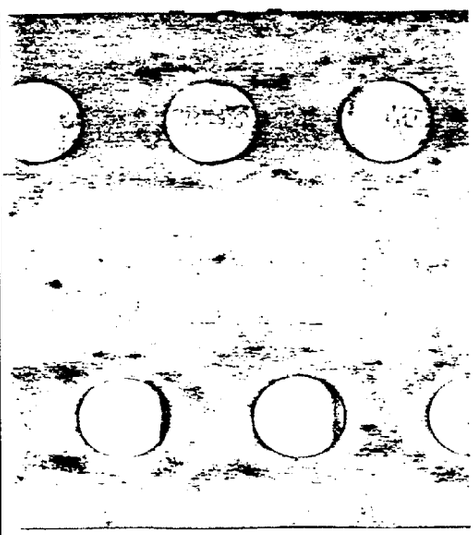
3515 08/31 0101 03CHECK

212.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9451 PAGE 55

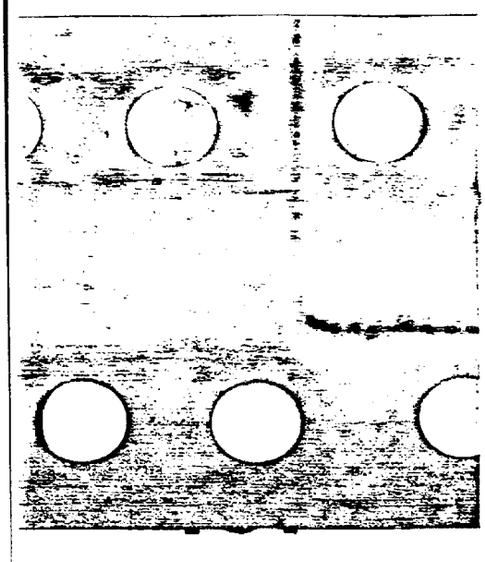
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
TOTAL	212.50
CHECK	212.50

08/31/94 01 08:43 0001 3515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



86338
IDENTIF. ↑ REFERENCE

94 AUG 31 AM 8:44
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 829902