STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $530,000.00.

AFFIANT

Subscribed and sworn to before me, this 7th day of September, 1994.

Notary Public

My Commission Expires: 5-24-97

88936

94 SEP -8 AM 9:42

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

Box 44

IDENTIFICATION REFERENCE

THIS INSTRUMENT PREPARED BY:

GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Martin Thomas Poe, III and wife, Elisabeth C. Poe 4407 Honeywood Drive Nashville, TN 37205	SAME	116-15-008 BM 04815

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERNEST WILLIAMS, III AND WIFE, JERRY B. WILLIAMS**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **MARTIN THOMAS POE, III AND WIFE, ELISABETH C. POE**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being Lot No. 7, Block "C" on the Plan of Honeywood Subdivision of the Malone Estate, not of record, described according to a survey made by W. B. Southgate, Surveyor, July, 1931, as follows:

Beginning on the southerly margin of Honeywood Avenue at a point 1339 feet east of the easterly margin of Belle Meade Boulevard, said point being the corner of Lots No. 6 and 7; thence with the line between said two lots southwardly 249 feet to the northerly line of Belle Meade Park property; thence with said line eastwardly 200 feet to the corner of Lots No. 7 and 8; thence with the line between said two lots northwardly 265 feet to the southerly margin of Honeywood Avenue; thence with said Avenue westwardly 206 feet to the beginning.

Being the same property conveyed to Ernest Williams, III and wife, Jerry B. Williams by deed from James H. Armistead and wife, Elizabeth G. Armistead, of record in Book 5078, page 538, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Easement for sanitary sewer granted to City of Belle Meade of record in Book 5818, page 867, Register's Office for said County.

This is improved property known as 4407 Honeywood Drive, Nashville, TN 32705.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person 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 our hands this 7th day of September, 1994.

Ernest Williams, III

Jerry B. Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ERNEST WILLIAMS, III**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of September, 1994.

Betty S. Peters
Notary Public

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JERRY B. WILLIAMS**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of September, 1994.

Betty S. Peters
Notary Public

My Commission Expires: 5-24-97

SEP 97 98 3:01 SEC-ECH 1976.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9459 PAGE 307

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 530000.00
				CON TX 1961.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1970.00
				CHECK 1970.00
09/08/94	01			09:41 0001 6308

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88936
IDENTIF. & REFERENCE

94 SEP -8 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 832666