SOS

This Instrument Prepared By:
**Stokes & Bartholomew, P.A.**
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9568 PG 394

**ADDRESS NEW OWNER:**
William A. Lee III and Linda N. Lee
622 Larchwood Drive
Nashville, Tennessee 37214

**SEND TAX BILL:**
*To Mortgagee*

**MORTGAGEE:**
AmSouth Mortgage Company, Inc.
15 South 20th Street
Birmingham, AL 35233

**MAP AND PARCEL:**
MAP 97-5
GROUP
PARCEL 13

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Frank Edward Poe and wife, Mary Jo Poe, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William A. Lee III and Linda N. Lee, 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 Lot No. 37 on the Plan of Hickory Bend, Section 7, of record in Book 3600, page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Frank Edward Poe and wife, Mary Jo Poe by deed from Thurman Home Building Corporation, as of record in Book 4275, page 755, Register's Office for Davidson County, Tennessee.

This is improved property known as 622 Larchwood Drive, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.
2. Restrictive Covenants of record in Book 3642, page 478, said Register's Office.
3. All matters as shown on the plan of record in Book 3600, page 29, said Register's Office.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William A. Lee III and Linda N. Lee, their heirs and assigns, forever; and we, Frank Edward Poe and wife, Mary Jo Poe, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9568 PG 395

Witness our hands this the 9th day of January, 1995.

Frank Edward Poe

Frank Edward Poe

Mary Jo Poe

Mary Jo Poe

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank Edward Poe and wife, Mary Jo Poe, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of January, 1995.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 07/27/96

0855 01/10 0101 03CHECK 338.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 89,000.00.

Grace B. Constant

AFFIANT

Subscribed and sworn to before me this 9th day of January, 1995.

June E. Atkinson

NOTARY PUBLIC

My Commission Expires: 07/27/96

24311
IDENTIF. & REFERENCE

95 JAN 10 PM 3:11
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**



**RECEIVED OF** _____

**FOR** _____

BOOK 9568 PG 396

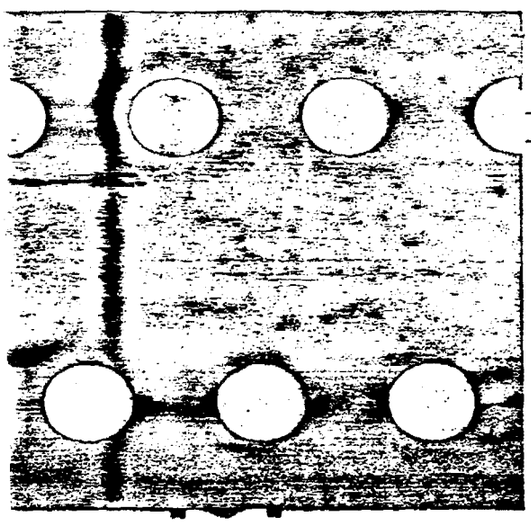
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

01/10/95 01 15:16 0001 0855

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



24311
IDENTIF. ↑ REFERENCE

95 JAN 10 PM 3:17
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 870711