55

BOOK 9668 PG 533

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 86,500.00

John C O'Mara
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
26th DAY OF April 19 95

Notary Public

MY COMMISSION EXPIRES: 11/30/97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John C. O'Mara	Columbia National Incorporated	MAP 162-6
(NAME)	(NAME)	
178 Townes Drive	250 Berry Hill Road	PARCEL 280
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Columbia, SC 29210	LOT 52
(CITY) (STATE) (ZIP)	(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, Robert O. Poff, Jr., ~~xxxxxxxxxx~~

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John C. O'Mara and wife, Patricia M. O'Mara

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. 52, Valley Green of record in Book 4460, page 96 and page 97, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert O. Poff, Jr. by deed from Frederick D. Royals and wife, Vicki L. Royals of record in Book 7586, page 273, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
Restrictive covenants contained in an instrument of record in Book 4622, page 277, Register's Office for Davidson County, Tennessee.

Plan of record in Book 4460, pages 96 and 97 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

Amy Poff joins in this conveyance to convey any interest she may have in subject property.

unimproved ( )
This is improved (X) property, known as 178 Townes Drive, Nashville, Tennessee 37211
(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 26th day of April 19 95

Robert O. Poff, Jr.

Robert O. Poff, Jr.

Amy Poff

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert O. Poff, Jr., unmarried and Amy Poff

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 Franklin, Tennessee, this 26th day of April 19 95

Commission expires 11/3/97

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

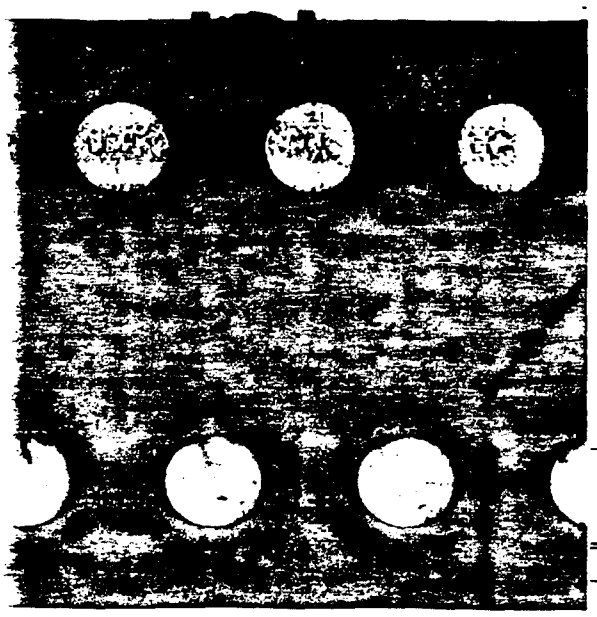
9472 05/10 0101 03CHECK 329.05

59385

IDENTIF. & REFERENCE

95 MAY 10 PM 12:04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

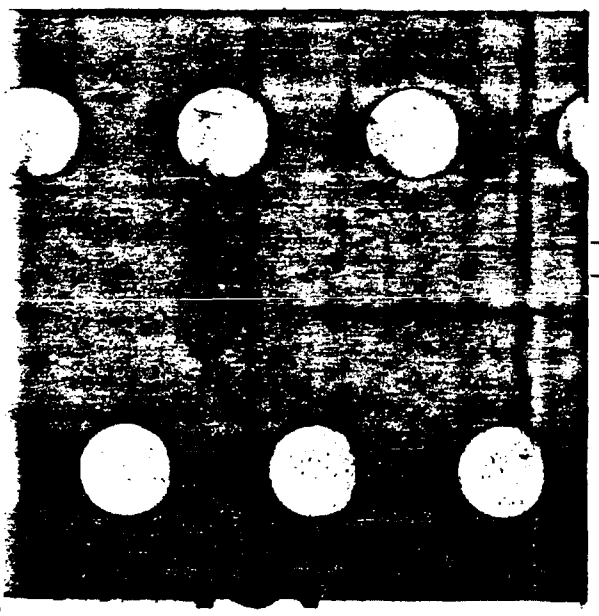
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 86500.00
CON TX 320.05
PRFEE 1.00
MDEED 8.00
TOTAL 329.05
CHECK 329.05

05/10/95 01 12:05 0001 9472



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59385
IDENTIF. ↑ REFERENCE

95 MAY 10 PM 12:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908867