BOOK 10056 PG 609

59B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF May, 19 96

Notary Public

MY COMMISSION EXPIRES: 11-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SECURITY ESCROW & TITLE CO., 1005 8th Avenue South, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ERNEST B. WILLIAMS, IV. (NAME)	PNC MORTGAGE CORP. OF AMERICA (NAME)	MAP 145.14
6004 Robert E. Lee Drive (ADDRESS)	320 Interstate Parkway, Ste. 300 (ADDRESS)	PARCEL 3
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Atlanta, GA 30339 (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, SARAH FUGITT POYNOR, A WIDOW

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ERNEST B. WILLIAMS, IV., UNMARRIED

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. 140 on the Plan of Tyne Valley Estates, Section 9, as of record in Book 3700, page 65, said Register's Office for Davidson County, Tennessee.

SAID Lot No. 140 fronts 180 feet along the northerly margin of Robert E. Lee Drive and runs back 304.4 feet on the westerly side and 294.3 feet on the easterly line to a line at the rear measuring 195.4 feet thereon.

Being the same property conveyed to JAMES PAUL POYNOR, JR. AND WIFE, SARAH FUGITT POYNOR by deed from HAURY & SMITH CONTRACTORS, INC. of record in Book 4199, Page 255, Register's Office for said County. The said JAMES PAUL POYNOR, JR. is now deceased leaving SARAH FUGITT POYNOR the surviving tenant by the entirety.

This conveyance is subject to Restrictive Covenants of record in Book 4016, Page 632, Register's Office for said County.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

unimproved ( )
This is improved (X) property, known as 6004 Robert E. Lee Drive, Nashville, TN 37215
(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 17th day of May, 19 96

Sarah Fugitt Poynor

SARAH FUGITT POYNOR

BOOK 10056 PG 610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SARAH FUGITT POYNOR, A WIDOW

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of May, 19 96

Commission expires _____

Regina E. Appleton
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 _____

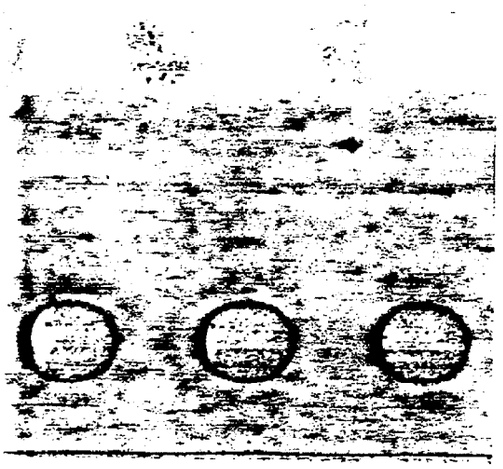
_____
Notary Public

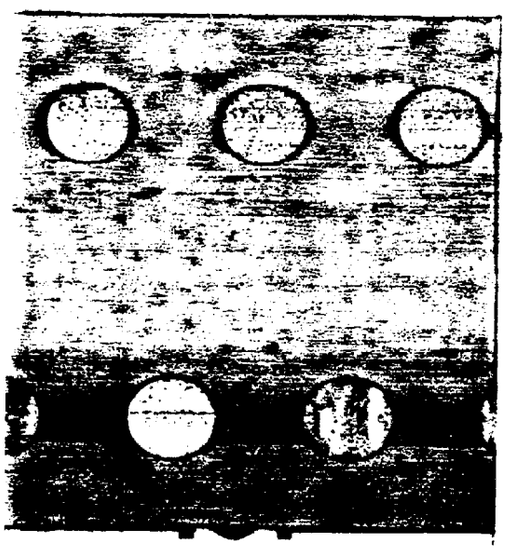
0183802
IDENTIF. ↑ REFERENCE

96 MAY 21 PM 2:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3869 05/21 0101 03CHECK 841.50

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





RECEIVED OF _____

FOR _____

BOOK 10056 PG 611

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	225000.00
			CON TX	832.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	841.50
			CHECK	841.50
05/21/96	01	14:14	0001	3869

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0183802
IDENTIF. ↑ REFERENCE

96 MAY 21 PM 2:
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1041810