27-6

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Harold J. Poag	Community Mortgage Corporation	MAP and PARCEL
	Attn: Tax Dept.	
204 Barrington Court	142 Timber Creek Drive	64-9-183
Old Hickory, TN 37138	Cordova, TN 38018	

This instrument prepared by: Smith & Archer, P.C., 2605 Elm Hill Pike, Suite C
, Nashville, TN 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Michael James Smith and wife, Julie Smith,** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Harold J. Poag, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Lot No. 23 on the Plan of Southfork Subdivision, Section One, of record in Plan Book 6250, Pages 384 and 385, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael James Smith, by deed from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C., of record in Book 8982, Page 323, Register's Office for Davidson County, Tennessee.

This is property with a common address of 204 Barrington Court, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 6250, Pages 384 and 385, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 6596, Page 797, said Register's office.

8343 06/04 0101 03CHECK 440.05

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $116,500.00

Affiant

Subscribed and sworn before me this 31st day of May, 1996.

My Commission Expires: July 14, 1998

Notary Public

IDENTIF. ↑ REFERENCE 018847

96 JUN -4 AM 10:35

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

[redacted]

BOOK 10078 PG 310

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **Julie Smith**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the spouse of the said **Michael James Smith.**

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **31st** day of **May, 1996.**

Michael James Smith

Julie Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

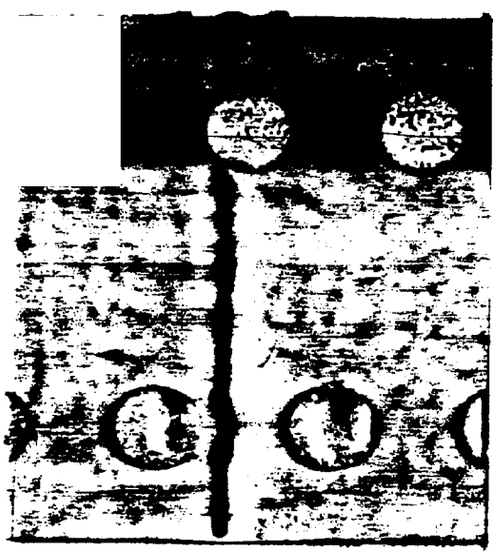
Personally appeared before me, **the undersigned authority,** a Notary Public in and for said County and State, the within named **Michael James Smith and wife, Julie Smith,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

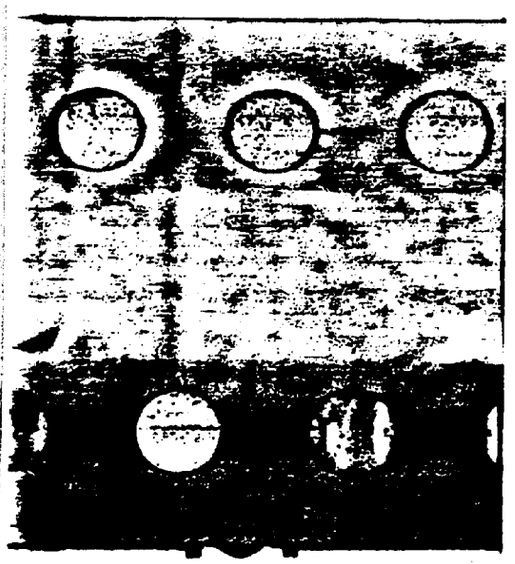
Witness my hand and official seal at **Nashville,** Tennessee, this **31st** day of **May, 1996.**

Notary Public
My Commission Expires: July 14, 1999

File No. 9605-233

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10072 PG 301

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 116500.00
				CON TX 431.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 440.05
				CHECK 440.05
			06/04/96 01	10:37 0001 8843

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0188477
IDENTIF. ↑ REFERENCE

96 JUN -4 AM 10:35
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1046720