[ADDRESS NEW OWNER:]	SEND TAX BILL TO:	MAP-PARCEL NOS.
[Todd R. Roper	PNC Mortgage Corp. of America	MAP and PARCEL
[Nicole M. Roper	Attn: Tax Dept.	
[5024 McMurray Lane	75 North Fairway Drive	161-02-0-108.00
[Nashville, TN 37211	Vernon Hills, IL 60061	

[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, **Eugene L. Poe, Jr., by and through my lawful attorney-in-fact, Victoria Chadwick Poe, and wife, Victoria Chadwick Poe**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Todd R. Roper and Nicole M. Roper, husband and wife** (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:

Land in Davidson County, Tennessee, being Lot No. 2, Section One, on the Plan of McMurray Place, of record in Plat Book 5200, Page 409, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Eugene L. Poe, Jr. and wife, Victoria Chadwick Poe, by deed from William E. Wood, II and wife, Leah Francis Wood, of record in Book 7797, Page 587, Register's Office for Davidson County, Tennessee.

This is property with a common address of 5024 McMurray Lane, Nashville, TN 37211.

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 5200, Page 409, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 5868, Page 503, said Register's office; 4) Deed of Conveyance for Water and Sewerage of record in Book 5878, Page 484, and in Book 5878, Page 494, said Register's office; 5) Surveyors Certificate of Correction of record in Book 5894, Page 495, said Register's office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $96,500.00
[
[Affiant
[Subscribed and sworn before me this 24th day of July, 1996.
[
[My Commission Expires: 10-14-96 Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

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.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **July, 1996**.

/s/ Eugene L. Poe, Jr.
Eugene L. Poe, Jr.

/s/ Victoria Chadwick Poe
Victoria Chadwick Poe

BY: /s/ Victoria Chadwick Poe
Victoria Chadwick Poe
Attorney-in-Fact

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 **Victoria Chadwick Poe**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing (WARRANTY DEED) instrument for the purposes therein contained, and who further acknowledged that she executed the foregoing (WARRANTY DEED) instrument as the free act and deed of the said **Eugene L. Poe, Jr.**, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said **Eugene L. Poe, Jr.**, and recorded simultaneously herewith.

WITNESS MY HAND AND OFFICIAL SEAL, on this the 24th day of July, 1996.

/s/ Lisa A. [illegible]
NOTARY PUBLIC

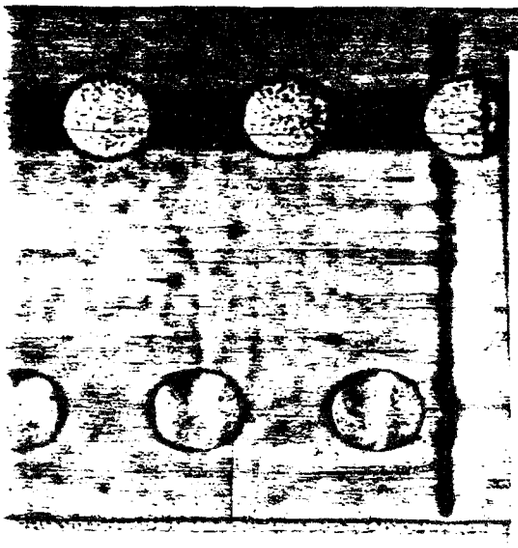
My commission expires: [illegible]

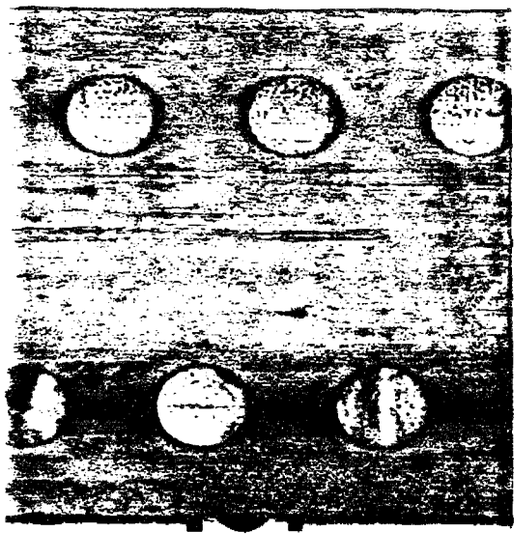
File No. 9607-286

0208005
IDENTIF. ↑ REFERENCE

96 JUL 29 AM 9:29
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0021 07/29 0101 03CHECK 366.00





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

RECEIVED OF _____

FOR _____

BOOK 10134 PG 788

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 96500.00
				CON TX 357.05
				PRFEE 1.00
				WDEED 8.00
				TOTAL 366.05
				CHECK 366.05
07/29/96	01			09:31 0001 0021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208005
IDENTIF. # REFERENCE

96 JUL 29 AM 9:29
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1067626