Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

0296429
IDENTIF. & REFERENCE

39-B
File #97-1051

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **R.J.V.M. Properties, Inc., and Frances B. Pounders, unmarried** , hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert V. B. Pounders, III and wife C. D. Pounders, and James V. Frame, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

BOOK 10423 PG 594

TRACT 1: (939 Woodland Street, Nashville, TN 37206)

Property located in Davidson County, Tennessee, Being Lot No. 24 on the Map of Mrs. Jane A. M. Davis' Addition to Edgefield, as of record in Book 1, Page 41, of the Chancery Court at Nashville.

Said Lot No. 24 fronts 50 feet on the north side of Woodland Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to R. V. Pounders, Jr. and wife, Frances Pounders a 1/2 interest by deed of record in Book 4012, Page 54, RODC, and R. V. Pounders (a.k.a. R. V. Pounders, Jr.) a 1/2 interest by deed in Book 2881, Page 282, RODC. Said R. V. Pounders (R. V. Pounders, Jr.) died intestate, leaving as his heirs at law Frances B. Pounders, R. V. Pounders, R. V. Pounders, III and Virginia Pounders Richardson.

TRACT I-B: (941 Woodland Street, Nashville, TN 37206)

Property located in Davidson County, being Lot No. 23 on the Plan of Mrs. Jane A.M. Davis' Addition to Edgefield, also known as East Nashville, as of record in Plan Book 1, Page 41, Chancery Court at Nashville.

Said Lot No. 23 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Frances B. Pounders and Robert V. Pounders, Jr. by deed from Helen C. Smith Yates, widow of Floyd H. Smith, presently married to Clyde Yates, both together and jointly, by deed of record in Book 7492, Page 306, said Register's Office. Robert V. Pounders, Jr. is now deceased.

TRACT II: (937 Woodland Street, Nashville, TN 37206)

Being Lot No. 25 on the Plan of Mrs. Jane A. M. Davis Addition to Edgefield, as of record in Plan Book 1, Page 41, Chancery Court at Nashville.

Said Lot No. 25 fronts 50 feet on the northerly side of Woodland Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to R.J.V.M. Properties, Inc. by deed from Edna R. Simmons of record in Book 9168, Page 651, said Register's Office.

TRACT III: (935 Woodland Street, Nashville, TN 37206)

Being the easterly 50 feet on Lot No. 9 on the Plan of Payne's Addition to Edgefield, now East Nashville, as of record in Book 21, Page 70, Register's Office for said County, and described as follows:

Beginning at the northerly margin of Woodland Street at the corner of Lots Nos. 9 and 10 on said plan; thence with the northerly margin of said street easterly 50 feet to the southeast corner of said Lot No. 9; thence northerly with the east line of said lot 170 feet to the southerly margin of an alley; thence with said alley westerly 50 feet to a stake 10 feet easterly from the northwest corner of said Lot No. 9; thence

southerly in a straight line 170 feet more or less, to the beginning.

Being the same property conveyed to R.J.V.M. Properties, Inc. by deed from James D. Simmons, Sr. and wife, Edna R. Simmons by deed of record in Book 9168, Page 647, said Register's Office.

TRACT IV: (933 Woodland Street, Nashville, TN 37206)

Land in Davidson County, Tennessee, being part of Lots Nos. 9 and 10 on the Paynes Addition to Edgefield, as of record in Book 21, Page 70, Register's Office for said County and described as follows:

Beginning at a point in the northerly margin of Woodland Street at the corner of Lots Nos. 9 and 10; thence northerly 170 feet more or less to the south margin of an alley; said point being 50 feet west of the northeast corner of Lot No. 9; thence westerly along the south margin of said alley, 50 feet to a point which is 20 feet east of the northwest corner of Lot No. 10; thence southerly 170 feet more or less to the corner of Lots Nos. 10 and 11; thence with the northerly margin of Woodland Street, easterly 50 feet to the point of beginning.

Being the same property conveyed to R.J.V.M. Properties, Inc. by deed from Jim Simmons Co., Inc. by deed of record in Book 9168, Page 643, said Register's Office.

TRACT V: (931 Woodland Street, Nashville, TN 37206) BOOK 10423 PG 595

Land in Davidson County, Tennessee, being part of Lots Nos. 10 and 11 on the Plan of Paynes Addition to Edgefield as of record in Book 21, Page 70, Register's Office for said County, and described as follows:

Beginning at a point in the northerly margin of Woodland Street, at the common corner of Lots Nos. 10 and 11; thence northerly 173 feet more or less to a point in the southerly margin of an alley, which point is 20 feet east of the common corner of Lots Nos. 10 and 11; thence with the southerly margin of said alley, westerly 50 feet to a point; thence southerly 173 feet more or less to a point in the northerly margin of Woodland Street, the common corner of Lots Nos. 11 and 12; thence with the northerly margin of said Woodland Street, easterly 50 feet to the point of beginning.

Being the same property conveyed to R.J.V.M. Properties, Inc. by deed from Jim Simmons Co., Inc. of record in Book 9168, Page 643, said Register's Office.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

This is improved property, known as: 931, 933, 935, 937, 939, 941 Woodland St, Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seised and possessed of said of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 17th day of April, 1997

R.J.V.M. Properties, Inc.

BY: Frances Pounders Farthing

Frances B. Pounders

State of Tennessee)
County of Davidson)

On this the 17th day of April, 1997, before me the undersigned, a Notary Public in and for said County and State, Frances Pounders Farthing, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Secretary/Treasurer of R.J.V.M. Properties, Inc. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Lisa J. Bond
Notary Public

Commission Ex. 3-27-99

State of Tennessee)
County of Davidson)

BOOK 10423 PG 596

On this the 17th day of April, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Frances B. Pounders**, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Lisa J. Bond
Notary Public

My Commission Expires: 3-27-99

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$425,000.00**.

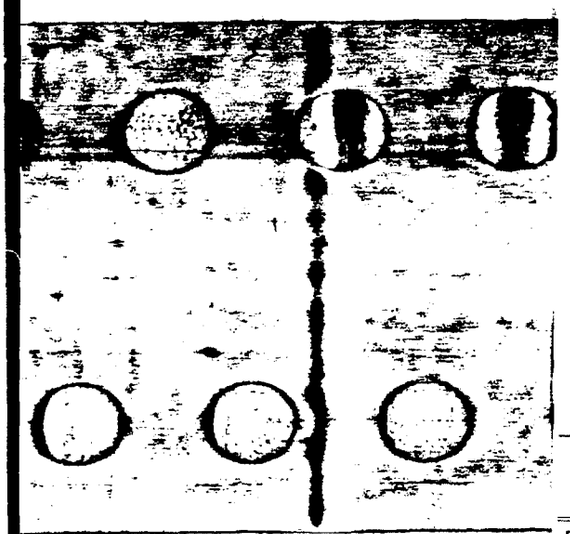
Affiant 97 04/21 0101 03CHECK 1585.50

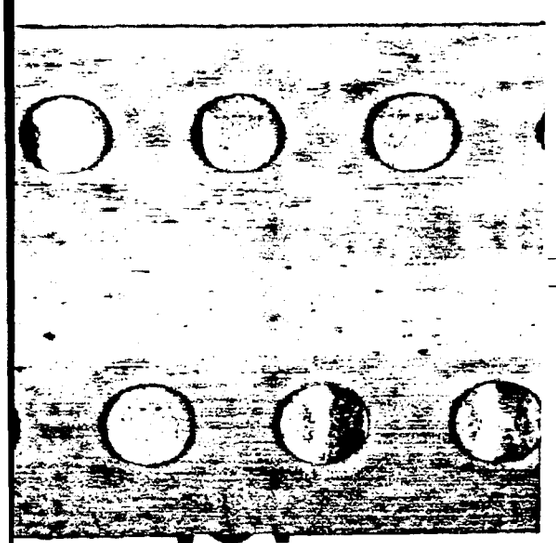
Sworn and subscribed before me on this the 17th day of April, 1997.

Lisa J. Bond
Notary Public

My Commission Expires: 3-27-99

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**	**TAX MAP-PARCEL #:**
Robert V. B. Pounders, III	**owner**	82-12-350
931,33,35,37,39,41 Woodland St	939 Woodland St.	82-12-351
Nashville, TN 37206	Nashville, TN 37206	82-12-349
		82-12-348
		82-12-347
		82-12-346





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

RECEIVED OF _____

FOR _____

BOOK 10423 PG 597

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 425000.00
CON TX 1572.50
PRFEE 1.00
WDEED 12.00
TOTAL 1585.50
CHECK 1585.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 1710

0296429
IDENTIF. # REFERENCE

No. 1141847