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

39-B
File #97-1195

WARRANTY DEED

BOOK 10531 PG 473

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 **Marie L. Beard,**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Martin Thomas Poe Jr., and wife, Nancy N. Poe**, 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:**

Being Lot No. 751 on the Plan of West Meade Farms, Inc., Section VIII, as of record in Book 2331, Page 14 and 15, Register's Office for said County.

Said Lot No. 751 fronts 155 feet on the northerly side of Jocelyn Hollow Road and runs back between lines, 272.3 feet on the easterly line and 319.5 feet on the westerly line, to a dead line in the rear on which it measures 132 feet.

Being the same property conveyed to Marie L. Beard by deed of record in Book 2453, Page 561, Register's Office for said County.

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: 6544 Jocelyn Hollow Road, Nashville, TN 37212

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 15th day of July, 1997

Marie L. Beard.
Marie L. Beard

State of Tennessee)
County of Davidson)

On this the 15th day of July, 1997, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Marie L. Beard**, 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.

Notary Public

My Commission Expires: MAY 23, 1998

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$150,000.00**.

Affiant

Sworn and subscribed before me on this the 15th day of July, 1997.

Notary Public

My Commission Expires: MAY 23, 1998

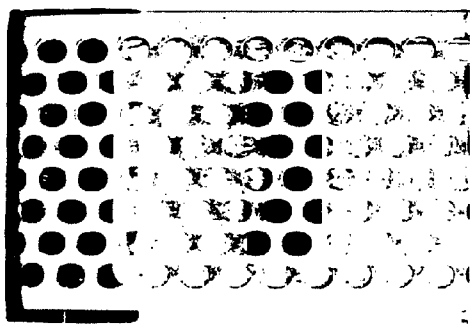
0327045

IDENTIFICATION REFERENCE

97 JUL 16 PM 1:54

5223 07/16 OPER CHECK 564.00

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Martin Thomas Poe Jr. **6544 Jocelyn Hollow Road** **Nashville, TN 37212**	**SAME**	**128-2-3**



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10531 PG 475

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 150000.00

CON TX 595.00

PRFEE 1.00

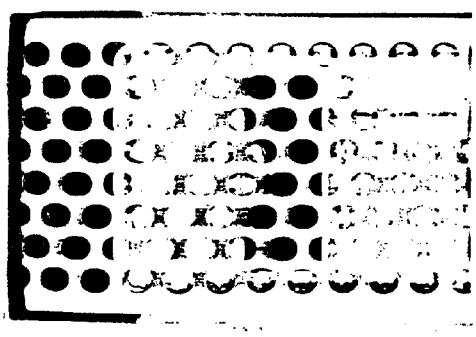
MRTED 8.00

TOTAL 564.00

CHECK 564.00

07/16/97 01 13:51 0001 5223

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0327045

IDENTIFICATION REFERENCE

97 JUL 16 PM 1:54

DAVIDSON COUNTY TN

No. 1174951