THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10764 PG 863
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 270,000.00

Affiant

Subscribed and sworn to before me, this 9th day of January, 1998

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
BRADLEY E. POE 2509 Belmont Boulevard Nashville, Tennessee 37212	SAME	MAP 117-4 PARCEL 22

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED SEVENTY THOUSAND AND NO/100----- (S 270,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee___, the receipt of which is hereby acknowledged, I , SCOTT M. BANE, UNMARRIED hereinafter called the Grantor___, have bargained and sold, and by these presents do transfer and convey unto BRADLEY E. POE, UNMARRIED hereinafter called the Grantee___, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

98 JAN 22 AM 9:10
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 11392292

4396 01/22 0101 03CHECK 1012.00

This is improved property known as 2509 Belmont Boulevard, Nashville, Tennessee 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___, his heirs and assigns, forever.

GRANTOR___ COVENANT s with the said GRANTEE___ that he is lawfully seized and possessed of said land in fee simple, ha s good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Resubdivision of P/O Lts 181 & 182 Belmont Land Co. of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind s himself___, his___ heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his___ heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand___on this the 9th day of January, 19 98.

SCOTT M. BANE

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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 SCOTT M. BANE, UNMARRIED, the bargainor____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that ____he____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of January, 19 98.

My Commission Expires: September 29, 2001

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION

2509 Belmont Boulevard
Nashville, Tennessee

BEING Lot No. 2 on the Plan of Resubdivision of Parts of Lots 181 and 182 Belmont Land Company's Plan as of record in Book 6050, page 589, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legaal description.

BEING part of the same property conveyed to Scott M. Bane, unmarried, by deed from W. Blair Childrey, unmarried, of record in Book 10754, page 760, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 10764 PG 866

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 270000.00
CON TX 999.00
PRFEE 1.00
WDEED 12.00
TOTAL 1012.00
CHECK 1012.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 01/22/98 01 09:57:0001 4396

0392292
IDENTIF. # REFERENCE

98 JAN 22 AM 9:10

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1245014