FILE BOX 9-B
FIRST TITLE & ESCROW CO., INC.
#17234

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
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W & I Ref: (gj) Title No: 41543
Dav. Co. File: ~~Box 8~~

Instr:200006050055686 Page: 1 OF 2
REC'D FOR REC 06/05/2000 2:42:28PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $472.68

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Anna Blair Haynes 2928 Primrose Circle Nashville, TN 37212	NEW OWNER

TAX MAP-PARCEL NUMBERS: 117-08-005

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 **Floyd E. Poston, Jr., and spouse, Sherrie H. Poston,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto Anna Blair Haynes, 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:**

LAND in Davidson County, Tennessee, being Lot No. 11 of Block "B" on the Plan of Belmont Terrace Annex No. 4 of record in Plat Book 974, page 97, Register's Office for said County.

SAID Lot No. 11 of Block "B" fronts 40.0 feet on the southerly margin of Primrose Circle and extends back 138.4 feet on the easterly line and 116.3 feet on the westerly line to the right of way of the State of Tennessee, Department of Transportation, for highway purposes, in the rear, on which it measures 113.7 feet.

* BEING the same property conveyed to Floyd E. Poston, Jr., and wife, Sherrie H. Poston by deed from Cindy H. Zorns, a single person of record in Book 9330, page 733, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 974, Page 97, said Register's Office, which Plan shows 10 foot easement for utility along the rear line(s); Restrictive covenants of record in Book 1174, page 492, Book 1191, page 223, said Register's Office

This is improved property, known as: 2928 Primrose Circle, 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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

*Included in the above description but generally excluded therefrom is that portion of the premises originally conveyed to the State of Tennessee for highway purposes by deed from Martha Elizabeth S. Lane, of record in Book 4758, page 255, Register's Office for Davidson County, Tennessee.

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.

WITNESS THE EXECUTION HEREOF on May 31 ,20 00 .

Floyd E. Poston, Jr.

Sherrie H. Poston

State of TX
County of Dallas

On May 31 ,20 00 , before me the undersigned authority, personally appeared Floyd E. Poston, Jr., and Sherrie H. Poston, 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.

Kathy J. Thomas
Notary Public

My Commission Expires: 4-10-2001

KATHY L. THOMAS
Notary Public, State of Texas
My Commission Expires
04-10-2001

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127,750.00

Affiant

Sworn and subscribed before me on May 31 ,20 00 .

Notary Public

My Commission Expires: 11/18/01

ESTHER CHAMPION
NOTARY PUBLIC AT LARGE

Wldoc: Deed Wty QDoc