Prepared by:
James David Leckrone
3100 West End Avenue Suite 1050
Nashville, Tennessee 37203
(615) 292-8300

Davidson County DEEDQC
Recvd: 03/21/02 12:51 2pgs
Fees:12.00 Taxes:0.00
20020321-0034911

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Peggy W. Poag 6441 Murray Lane Brentwood, TN 37027	Same	148-1/39

FOR AND IN CONSIDERATION of One Dollar ($1.00) the receipt of which is hereby acknowledged, Joseph A. Poag and Peggy W. Poag, as Tenants by the Entirety, by these presents do hereby quitclaim and convey unto Peggy W. Poag, her successors and assigns, all their right, title and interest in and to the tract of land described as follows:

Being Lot No 215 on the Plan of Hillbrook, Section Two, of record in Book 3300, page 12, Register's Office for said County.

Said Lot No. 215 fronts 87 feet on the north side of Lucky Drive and runs back 177 feet on the westerly line and 183.4 feet on the easterly line to a dead line in the rear on which it measures 43 feet.

Being the same property conveyed to Joseph A. Poag and Peggy W. Poag, by deed from Joseph Mark Poag and Virginia Marie Poag filed of record in Deed Book 5731, page 369, Register's Office for Davidson County, Tennessee.

This is improved property known as 218 Lucky Drive, Nashville, TN 37211

This conveyance is subject to all restrictions and easements of record and all other easements and building lines as shown on the recorded plat.

This conveyance is for the purpose of converting the ownership of Joseph A. Poag and Peggy W. Poag from tenants-by-the-entirety to Peggy W. Poag as a tenant-in-common and for no other purpose. The legal description and state of the title have been furnished to the draftsman from the record. The draftsman assumes no liability as to the accuracy thereof. The legal description stated above has been taken from the prior deed conveying this property to Grantor.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness our and this 5th day of February, 2002.

Joseph A. Poag

Joseph A. Poag

Peggy W. Poag

Peggy W. Poag

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, Valarie J Spence, a Notary Public in and for said County and State, Joseph A. Poag and Peggy W. Poag, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 5th day of Feb, 2002.

Valarie J Spence
Notary Public

My commission expires: 1-28-06

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer, is -0-.

_____
Affiant

Subscribed and sworn to before me, this _____ day of ____, 2002.

_____
Notary Public

My commission expires: _____