THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
5409 Maryland Way Suite 120
Brentwood, Tennessee 37027

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
5409 MARYLAND WAY
SUITE 120
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 41,000.00
Caroline Chappell
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF January, 2004
Janice H. Collins
Notary Public
MY COMMISSION EXPIRES: 1/28/04
(AFFIX SEAL)

JANICE H. COLLINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James P. Letsinger	New Owner	MAP 162-9
(NAME)	(NAME)	
5502 Eulala Drive		PARCEL 100
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Richard G. Poen, Jr. and wife, Diane W. Poen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James P. Letsinger and wife, Lisa F. Letsinger

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 121B on the Plan of Hickory View, Section One, as of record in Book 5210, page 221 as amended in Book 5800, page 172, Register's Office for Davidson County, Tennessee, the said Lot No. 121B being the southerly part of Lot No. 121 of said subdivision, more particularly described as follows:

SAID Lot No. 121B fronts 53.20 feet on the easterly side of Eulala Drive and runs back 85.77 feet on the northerly line and 95.53 feet on the southerly line to a rear line measuring 62.45 feet thereon.

Being the same property conveyed to Richard G. Poen, Jr. and wife, Diane W. Poen by deed from AAA Realty Company of record in Book 6099, page 274, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5502 Eulala Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 our hand s this 16th day of January, 2004

Richard G. Poen, Jr.
Richard G. Poen, Jr.

Diane W. Poen
Diane W. Poen

Davidson County DEEDWARR
Recvd: 01/21/04 08:56 2pgs
Fees:13.00 Taxes:151.70
20040121-0007731

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard G. Poen, Jr. and wife, Diane W. Poen

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 16th day of January, 2004.

Commission expires 9/30/04

Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public