Return to:
Jim R. Vanderpool, P.C.
5120 Virginia Way, C-22
Brentwood, TN 37027
(615) 370-4443

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/04 13:36 2 pgs
Fees:13.00 Taxes:629.00
20040928-0116680

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 170,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF SEPTEMBER, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN MARCH 22, 2008

THIS INSTRUMENT PREPARED BY
JIM R. VANDERPOOL, P.C., 5120 VIRGINIA WAY, C-22, BRENTWOOD, TN 37027
file # 04-00446

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Ben H. Bagley	National Bank of Commerce	MAP:146-16
5213 Smartt Drive	212 W. Main Street, 5th Floor	Parcel:156
Nashville, TN 37220	Durham, NC 27701	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

KURT R POOLE AND WIFE, JENNIFER ELIZABETH POOLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

BEN H. BAGLEY

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

SEE EXHIBIT "A"

This is improved property known as 5213 Smartt Drive, Nashville, TN 37220

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 17th day of September, 2004.

Kurt R Poole

Jennifer Elizabeth Poole BY KURT R POOLE ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 17th day of September, 2004, before me personally appeared Kurt R Poole to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jennifer Elizabeth Poole and acknowledged that he executed the same as the free act and deed of said Jennifer Elizabeth Poole.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On the 17th day of September, 2004, before me personally appeared Kurt R Poole to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument.

Witness my hand and official seal at Brentwood, Tennessee

Notary Public

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires July 19, 2008

file # 04-00446

EXHIBIT A - LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 952, on the Plan of Section IX, Brentwood Hall Subdivision, as shown on plat of record in Plat Book 2331, page 92, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 952 fronts 97 feet on the westerly side of Smartt Drive and runs back 208 feet on the northerly line and 213.9 feet on the southerly line to a dead line in the rear, on which it measures 96.3 feet.

Being the same property conveyed to Kurt R. Poole by Deed of record in Book 8910, Page 899, recorded 04/03/1993, Register's Office for Davidson County, Tennessee..

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated or not have been assumed by the Grantee(s) herein.

This instrument is being executed in behalf of Jennifer Elizabeth Poole pursuant to a power of attorney executed by same on 09/13/2004, and being filed for in Instrument # 20040928-0116620, Register's Office for Davidson County, Tennessee.

file # 04-00446

KRP