BOX #14A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/01/06 08:35 2 pgs
Fees:13.00 Taxes:923.15

20060201-0012251

State of Tennessee)
County of Davidson)

G#19459-2

The actual consideration or value, whichever is greater, for this transfer is **$249,500.00.**

Affiant

Subscribed and sworn to before me, this 31st day of January, 2006.

Notary Public

My commission expires: 3/22/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive , Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
JOHN STANLEY SHOAF, III, and JINA C. SHOAF	**"NEW OWNERS"**	**Map 115-02-0 Parcel 099.00**
719 Clematis Drive		
Nashville, TN 37205		

FOR AND IN 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,

LEONARD FRANKLIN POGUE, III, as Executor of the Last Will and Testament of CATHERINE G. POGUE, deceased, and LEONARD FRANKLIN POGUE, III, PATRICIA ANN RILEY, and MARY LYNN FLY, as Devisees under the Last Will and Testament of CATHERINE G. POGUE, deceased

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

JOHN STANLEY SHOAF, III, and spouse, JINA C. SHOAF

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. 188 on the Plan of Crest Meade, Section III, as of record in Book 2331, Page 150, Register's Office for Davidson County, Tennessee.

SAID Lot No. 188 fronts 149 feet on the westerly side of Clematis Drive and runs back between lines, 235 feet on the northerly line and 225 feet on the southerly line to a dead line in the rear on which it measures 200 feet.

BEING the same property conveyed to Leonard F. Pogue and wife, Catherine G. Pogue, by Warranty Deed dated October 15, 1969, from Huston E. Foster and wife, Reita W. Foster, of record in Book 4373, Page 598, Register's Office for Davidson County, Tennessee. The said Leonard F. Pogue died March 2, 1999, and title vested in Catherine G. Pogue as surviving tenant by the entirety. The said Catherine G. Pogue a/k/a Catherine Gallagher Pogue having died October 2, 2005, leaving a Last Will and Testament dated October 11, 1999, which was admitted to Probate in the Probate Court of Davidson County, Tennessee, under Case No. 06P 142 (the "Will"). Pursuant to the provisions of the said Will, the property is vested to Leonard Franklin Pogue, III, Patricia Ann Riley, and Mary Lynn Fly.

NOTWITHSTANDING the above, Leonard Franklin Pogue, III, in his capacity as Executor of the Last Will and Testament of Catherine Gallagher Pogue has joined in the execution of this Deed to express the consent of the Estate to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate to the within named Grantees.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTORS HEREIN OR THEIR RESPECTIVE SPOUSES.

This is IMPROVED (__X__) unimproved (____) property, known as: **719 Clematis Drive, Nashville, TN 37205** .

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.

Notwithstanding the above, Leonard Franklin Pogue, III, Patricia Ann Riley, and Mary Lynn Fly, shall have no individual liability or responsibility for the above recited warranty of title and have executed this Deed exclusively in their representative capacity.

Witness my/our hand(s) this **31st** day of **January, 2006.**

LEONARD FRANKLIN POGUE, III, EXECUTOR
under the Last Will and Testament of Catherine Gallagher Pogue

PATRICIA ANN RILEY, Devisee

LEONARD FRANKLIN POGUE, III, Devisee

MARY LYNN FLY, Devisee

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 **LEONARD FRANKLIN POGUE, III, as Executor,** 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 at Nashville, Tennessee, this **31st** day of **January, 2006.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/22/09

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 **LEONARD FRANKLIN POGUE, III, and PATRICIA ANN RILEY and MARY LYNN FLY, as Devisees,** the bargainors, 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 Nashville, Tennessee, this **31st** day of **January, 2006.**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

My Commission Expires: 3/22/09