Davidson County DEEDWARR
Recvd: 08/13/07 10:16 1 pgs
Fees:13.00 Taxes:555.00

20070813-0096414

WARRANTY DEED

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

BRASIER-H07216

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Vicky L. Brasier
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th DAY OF August, 2007.

Rhonda M. Schneider
(Affix Seal) Notary Public

My Commission Expires: My Commission Expires: 09/08/07

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE & ESCROW, INC.
113 Hazel Path, Suite 1
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert D. Brasier and Vicky L. Brasier	SAME	148-5-123
308 Margo Lane		
Nashville, TN 37211		

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, THE POOLE TRUST, BY JIMMY DWIGHT POOLE, TRUSTEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ROBERT D. BRASIER AND VICKY L. BRASIER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 105 on the Plan of Haywood Acres, Section IV, as of record in Book 2900, page 93, Register's Office for said County. Said Lot No. 105 fronts 80 feet on the westerly side of Margo Lane, and extends back 261.3 feet on the north line and 236.45 feet on the south line, to a dead line in the rear, on which measures 79.6 feet.

Being the same property conveyed to James C. Poole and Clara W. Poole, Trustees of the Poole Joint Revocable Living Trust by Deed from James C. Poole and wife, Clara W. Poole of record in Instrument # 20030506-0059768 recorded June 6, 2003, Register's Office for Davidson County, Tennessee.

James C. Poole and wife, Clara W. Poole having since deceased.

( ) unimproved
This is (X) improved property known as 308 Margo Lane, Nashville, Tennessee 37211 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 my/our hand(s) this 8th day of August, 2007 :

Jimmy Dwight Poole, Trustee
The Poole Trust, BY JIMMY DWIGHT POOLE, TRUSTEE

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, the within name, **JIMMY DWIGHT POOLE**, with whom I am personally acquainted (or proven to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **TRUSTEE** of **THE POOLE TRUST**, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the **TRUSTEE** by herself/**himself** as such.

Witness my hand and official seal on this the 8 day of August, 2007.

My Commission Expires:

Rhonda M. Schneider
Notary Public

RHONDA M. SCHNEIDER NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

My Commission Expires:
09/08/07