Record & Return TO:
Bluegrass Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY:
Bluegrass Title & Escrow, Inc.
117 Two Mile Pike
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PAR. NO.
Maxine Poe P.O. Box 1184 Goodlettsville, TN 37072	new owner	026-014 014.00

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, **Jerry L. Thacker, Wallace P. Thacker, and Wilburn F. Thacker,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Maxine Poe and Mark D. Poe, as tenants in common with rights of survivorship**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 27 and the easterly triangular part of Lot No. 28 on the Map of Terra View Subdivision, of record in Book 1424, Page 4, Register's Office for said county. Said lot and part of said lot front 50 feet on the southerly side of Wade Circle South and run back between lines 241.6 feet on the easterly line of Lot No. 27 and 146 feet more or less on the westerly line of part of Lot No. 28, to a dead line in the rear on which they measure 196 feet; less certain tract of land transferred to the State of Tennessee from Frances A. Thacker of record in Book 1639, Page 585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jerry L. Thacker, Wallace P. Thacker, and Wilburn F. Thacker by Quitclaim Deed from Jerry L. Thacker, Wallace P. Thacker, and Wilburn F. Thacker, Successor Trustees of the Frances N. Thacker Revocable Living Trust, dated 9/30/06, recorded 10/04/06, of record in Instrument No. 20061004-0123063, said Register's Office. Jerry L. Thacker, Wallace P. Thacker, and Wilburn F. Thacker were named successor trustees of the Frances N. Thacker Revocable Living Trust by and Amendment to Revocable Living Trust Agreement dated 1/25/05.

Further being the same property conveyed to Frances N. Thacker, Trustee of the Frances N. Thacker Revocable Living Trust, by Quitclaim Deed from Frances N. Thacker, a single person, dated 03/03/00, recorded 3/06/00, of record in Instrument No. 200003060021688, said Register's Office. Frances N. Thacker having since died on 9/12/06, a resident of Davidson County, Tennessee.

The subject property is not the principal residence of any of the Grantors, their spouses, or their dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as: 640 Wade Circle, Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 01/14/08 10:46 2 pgs
Fees:13.00 Taxes:157.25

20080114-0003978

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, his heirs and assigns forever; and we 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 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 hands this 19th day of December, 2007.

Jerry L. Thacker

Wallace P. Thacker

Wilburn F. Thacker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jerry L. Thacker, Wallace P. Thacker, and Wilburn F. Thacker,** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that he/she/they executed the within instrument for the purposes contained therein.

Witness my hand and seal, this 19th day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 7/19/08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $42,500.00.

Affiant

Subscribed and sworn to before me this 19TH day of December, 2007.

NOTARY PUBLIC

My Commission Expires: 7/19/08

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Comm. Expires July 19, 2008