This Instrument Prepared By:
**JOHN T. GWIN, ATTORNEY AT LAW**
225 Lebanon Road
P. O. Box 425
Mt. Juliet, TN 37122

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**ADDRESS NEW OWNER:**
LINDA S. LENARD
380 Bonnavale Drive
Hermitage, Tennessee 37076

**SEND TAX BILLS:**
*To Mortgagee*

**MORTGAGEE:**
Shearson Lehman Mortgage Corporation
P. O. Box 1201
San Bernardino, CA. 92402-1201

**MAP AND PARCEL:**
Map 74-08
Parcel 179
04D-34504

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, GREGORY ALLEN POLMAN and wife, NANCY L. POLMAN, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LINDA S. LENARD, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 886 on the Plan of Hermitage Hills, Section 8, as of record in Book 3600, page 24, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description.
>
> Being the same property conveyed to Gregory Allen Polman and wife, Nancy L. Polman by deed from Elizabeth J. Smith, Trustee dated September 28, 1981, as of record in Book 5799, page 505, Register's Office for Davidson County, Tennessee.
>
> Nancy L. Polman and Nancy Lucy Polman are one and the same person.

This is improved property known as 380 Bonnavale Drive, Hermitage, Tennessee 37076.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 3643, page 243, and further subject to those facts, conditions and limitations shown on the Plat of record in Book 3600, page 24, said Register's Office, including a 30 foot minimum building setback line from Bonnavale Drive, a 2.5' X 30' utility anchor easement at the southeast corner, and a 10' easement for public utilities and drainage along the rear line of the lot.

As a portion of the consideration for this transfer, Grantee herein assumes and promises to pay the first mortgage indebtedness of record in Book 5021, page 35, said Register's Office. The escrow account as it relates to this property is transferred to Grantee, as is the hazard insurance.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LINDA S. LENARD, her heirs and assigns, forever; and we, GREGORY ALLEN POLMAN and wife, NANCY L. POLMAN 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, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 25th day of August, 1986.

Gregory Allen Polman
GREGORY ALLEN POLMAN

Nancy L Polman
NANCY L. POLMAN

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named GREGORY ALLEN POLMAN and wife, NANCY L. POLMAN, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 25th day of August, 1986.

JOHN T. GWIN
NOTARY PUBLIC

NOTARY PUBLIC

My Commission Expires: 4-2-89

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $49,776.59.

Linda S. Lenard
AFFIANT

Subscribed and sworn to before me
this 25th day of August, 1986.

NOTARY PUBLIC
My Commission Expires: 4-2-89

JOHN T. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

IDENTIFICATION REFERENCE

3 5 7 9 5

AUG 27 12 46 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | 45776.59 | CAMT. |
| | | | 139.44 | CSTAX |
| | | | .50 | PRFEE |
| | | | 6.00 | WDEED |
| | | | | CHECK 145.94 |
| 4884A08 | | 8/27/86 | | BAL .00 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

35795

IDENTIFI REFERENCE

AUG 27 12 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 287852