New Owner & Send Tax Bills To:

Bill Pollard
3217 Hamilton Church Rd
Antioch, Tennessee

2D 35970
MAP 165
PAR 19 BOOK 7176 PAGE 78

This instrument prepared by
Randall P.B. Harris, Attorney
111 Jefferson Street
Smyrna, Tennessee 37167
from information furnished by
the parties.

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED made this the 20 day of March, 1987, by and between LORETTA S. POLLARD, hereinafter referred to as Grantor, her heirs, successors, representatives and assigns, and WILFRED A. POLLARD, hereinafter referred to as Grantee, his heirs, successors, representatives and assigns,

WITNESSETH

THAT the Grantor, for and in consideration of the sum of exactly Three Thousand Dollars ($3,000.00) cash in hand paid, the receipt of which is hereby acknowledged by her, and other good and valuable considerations and mutual promises made by and between the Grantor and the Grantee, has, and by these presents does, grant, bargain, transfer, sell and convey unto the Grantee in fee simple all of her right, title and interest in and to a certain tract or parcel of land in the 2nd Civil District of Davidson County, State of Tennessee, more particularly described according to a survey made by Charles P. Clinard, P.E. Surveyor, dated April 30, 1981, as follows:

Beginning at an iron pin, said point being the northeast corner of the property conveyed to Edgar Hamilton, of record in Book 5226, Page 45, Register's Office for Davidson County, Tennessee; thence with the Hamilton Church Road right of way south 83 deg. 37' 34" East 270 feet to an iron pin; thence leaving said right of way south 6 deg. 22' 26" west 155.00 feet to an iron pin; thence north 83 deg. 37' 34" west 294.23 feet to an iron pin; thence north 15 deg. 15' 26" east 156.88 feet to the beginning containing 1.00 acres more or less;

Being the same property conveyed to Wilfred A. Pollard and wife, Loretta S. Pollard, by Installment Deed from Jack J. Cohen and wife, Bessie D. Cohen, Harris A. Gilbert, Trustee, and Leon Gilbert, an unmarried man, dated June 10, 1981, and of record in Book 5807, Page 83-84, Register's Office for Davidson County, Tennessee;

This is improved property known as 3897 Hamilton Church Road, Antioch, Tennessee.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple; the Grantor making no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand this the day and year first above written.

Loretta S. Pollard
LORETTA S. POLLARD

State of Tennessee)
County of Davidson)

Personally appeared before me, EGENE HARDIMAN, a Notary Public in and for said County and State, the within named LORETTA S. POLLARD, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SMYRNA, Tennessee, this the 20 day of March, 1987.

Egene Hardiman
NOTARY PUBLIC
Commission expires: 6/19/87

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 55000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20 DAY OF March 19 87

Deputy Register

06452

IDENTIFICATION REFERENCE

MAR 20 3 19 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7176 PAGE 80

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06452

IDENTIFI REFERENCE

MAR 20 3 19 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 59857