This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

mail

BOOK 8263 PAGE 477

ADDRESS NEW OWNER:
Robert Polk and Louvenia Polk
708 Ward Street
Nashville, Tennessee 37207

SEND TAX BILL:
To Owner

MORTGAGEE:
Sovran Bank Central South
800 Main Street
Nashville, Tennessee 37206

MAP AND PARCEL:
MAP 71
GROUP 12
PARCEL 247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Peggy Jo Pearson and husband, George Thomas Pearson**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Polk and wife, Louvenia Polk**, 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. 4 on the Plan of Meadowdale Acres, as of record in Book 2083, page 12, Register's Office for said County.

Said Lot No. 4 fronts 65 feet on the southerly side of Ward Street and runs back on the westerly line 207.8 feet on the easterly line and 206.3 feet, to a dead line on which it measures 65 feet.

Being the same property conveyed to George Thomas Pearson and wife, Peggy Jo Pearson by deed dated May 26, 1973, from Eunice Junior Hyde and wife, Reta Louise Hyde, of record in Book 4712, page 115, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Peggy Jo Pearson by quitclaim deed from George Thomas Pearson, dated December 4, 1985, as of record in Book 6726, page 92, Register's Office for Davidson County, Tennessee.

George Thomas Pearson executes this instrument on behalf of the said Peggy Jo Pearson by virtue of a written Power of Attorney, filed for record in Book 8263, page 475, Register's Office for Davidson County, Tennessee.

This is improved property known as 704 Ward Street, Nashville, TN 37207.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to restrictive covenants of record in Book 2084, page 425, Register's Office for Davidson County, Tennessee; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book

2083, page 12, said Register's Office, including a 30 foot minimum building setback line from Ward Street; and a 10 foot easement for public utilities and drainage along the rear and westerly lines of said lot.

Real property taxes for 1990 have been settled between the parties, and are the responsibility of Grantees.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Robert Polk and wife, Louvenia Polk, their heirs and assigns, forever; and we, Peggy Jo Pearson and husband, George Thomas Pearson 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 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 21st day of December, 1990.

Peggy Jo Pearson

By George Thomas Pearson atty-in-fact
Peggy Jo Pearson
by: George Thomas Pearson,
Attorney-in-Fact

George Thomas Pearson
George Thomas Pearson

STATE OF DAVIDSON)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George Thomas Pearson, 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 Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of December, 1990.

Patricia M. Burin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

1864 12/26 0101 03CHECK 133.75

STATE OF DAVIDSON)
COUNTY OF WILSON)

On this the 21st day of December, 1990, in Mt. Juliet, Tennessee, before me personally appeared George Thomas Pearson, to me known to be the person who executed the foregoing Warranty Deed in behalf of Peggy Jo Pearson, for the purposes therein contained, and who acknowledged that he executed the same as the free act and deed of the said Peggy Jo Pearson, signing her name as her Attorney-In-Fact. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 21st day of December, 1990.

Patricia M. Burin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

STATE OF DAVIDSON)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 37,500.00.

Robert J. Pack
AFFIANT

Subscribed and sworn to before me
this 21st day of December, 1990.

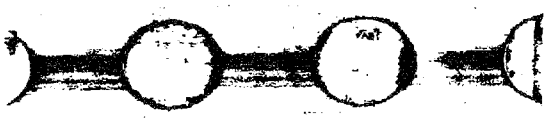
Patricia M. Burin
NOTARY PUBLIC
My Commission Expires: March 13, 1993

IDENTIF. REFERENCE

DEC 26 11 27 AM '90

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY TN.

01-6611





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8263 PAGE 480

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL



CAMT 37500.00
CON TX 123.75
PRFEE 1.00
WDEED 9.00
TOTAL 133.75
CHECK 133.75

12/26/90 01 11:16 0001 1864

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 P 6 6 1

IDENTIF. REFERENCE

DEC 26 11 27 AM '90

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY TN.

No. 384253