This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9887 PG 245

ADDRESS NEW OWNER:
Ronald Lee Polk and Tina M. Polk
222 Garwood Drive
Nashville, Tennessee 37210

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Union Planters Bank of Middle Tennessee, N.A.
401 Union Street
Nashville, Tn 37219

MAP AND PARCEL:
MAP 119-2
GROUP
PARCEL 53

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, Katherine M. Shumate, an unmarried person and Cynthia F. Shumate Prince, and husband Nelson Joseph Prince, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Ronald Lee Polk and wife, Tina M. 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:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Cunningham Heights, as of record in Book 2331, page 76, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above description but expressly **EXCLUDED** therefrom are portions of said lot which were vested in the State of Tennessee by final judgment of record in Book 4347, page 542, and by deed of record in Book 5923, page 649, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 40 on the Plan of Mertie Milwee, of record in Book 2331, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

INCLUDED in the above description but expressly **EXCLUDED** therefrom are portions of said lot which were conveyed to the State of Tennessee by deeds of record in Book 4310, page 384, and in Book 5923, page 649, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to P.O. Shumate, and wife, Katherine M. Shumate and Cynthia F. Shumate, an unmarried person, each as to a 1/3 interest as joint tenants with right of survivorship by deed from David A. Powell and wife, Terry Lee Powell, of record in Book 6873, page 549, Register's Office for Davidson County, Tennessee, the said P.O. Shumate having since died, and the said Cynthia F. Shumate now known as Cynthia F. Shumate Prince.

And being the same property conveyed to Katherine M. Shumate and Cynthia F. Shumate Prince, by deed from David A. Powell and wife, Terry Lee Powell, of record in Book 8068, page 25, Regsiter's Office for Davidson County, Tennessee.

This is improved property known as 222 Garwood Drive, Nashville, TN 37210.

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

1. Subject to 1995 Metropolitan Government Property taxes and subsequent years thereafter.
2. Restrictive Covenants contained in an instrument of record in Book 2480, page 455 (as to Tract I) and Book 1787, page 403; Book 2499, page 289 and Book 2538, page 99 (as to Tract II), Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin.
3. Subject to all matters shown on the Plan of record in Book 2331, page 76 (as to Tract I) and Book 2331, page 117, (Tract II), in said Register's Office.

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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 Ronald Lee Polk and wife, Tina M. Polk, their heirs and assigns, forever; and we, Katherine M. Shumate, an unmarried person and Cynthia F. Shumate Prince, and husband, Nelson Joseph Prince, 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 12th day of December, 1995.

Katherine M. Shumate
Katherine M. Shumate

Cynthia F. Shumate Prince
Cynthia F. Shumate Prince

Nelson Joseph Prince
Nelson Joseph Prince

U131620
IDENTIFICATION REFERENCE

95 DEC 13 AM 11:23
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Katherine M. Shumate, an unmarried person and Cynthia F. Shumate Prince, and husband, Nelson Joseph Prince, 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 Nashville, Tennessee, this the 12th day of December, 1995.

NOTARY PUBLIC

My Commission Expires: Dec 29, 1996

R. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 49,000.00.

Ronald Lee Tolk
AFFIANT

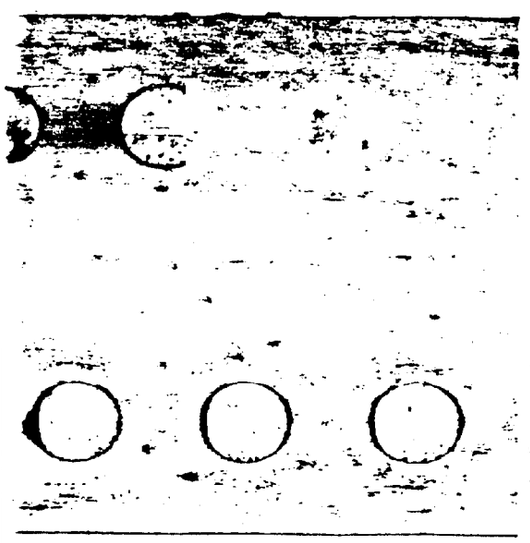
Subscribed and sworn to before me
this 12th day of December, 1995.

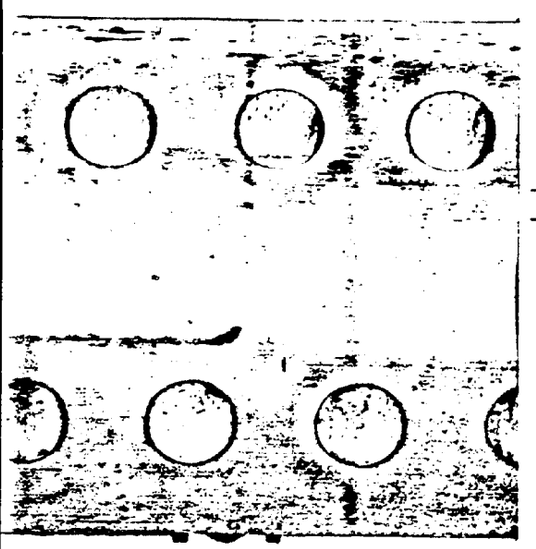
NOTARY PUBLIC
My Commission Expires: Dec 29, 1996

R. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

BOOK 9887 PG 247

7811 12/13 0101 03CHECK 194.30





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9887 PG 248

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

CAMT 49000.00
CON TX 181.30
PRFEE 1.00
WDEED 12.00
TOTAL 194.30
CHECK 194.30

12/13/95 01 11:23 0001 7811

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131620
IDENTIFICATION REFERENCE

95 DEC 13 AM 11:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 986275