WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/01 13:26 2pgs
Fees:11.00 Taxes:170.20
20010112-0004081

G-5644-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 46,000.00

47

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF January, 2001

Notary Public Bertie Jo Whitaker

MY COMMISSION EXPIRES: 10/25/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin L. Pollard (NAME)	SUNTRUST BANK (NAME)	MAP 71-15
217 Lucile Street (ADDRESS)	201 Fourth Ave., North-7th Floor (ADDRESS)	PARCEL 35
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, E.W. Mayes, Jr., Married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin L. Pollard, Unmarried

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. 63 on the Map of Eastmoreland Place, as of record in Book 161, page 170, Register's Office for Davidson County, Tennessee.

SAID Lot No. 63 fronts 50 feet on the northerly side of Lucile Street and runs back between parallel lines 135 feet to an alley.

BEING a part of the same property conveyed to E.W. Mayes, et ux, Marie Mayes by deed from Mollie M., Walker, et al, of record in Book 854, page 373, Register's Office for Davidson County, Tennessee. The said Marie Mayes having pre-deceased E.W. Mayes, 8/8/94, and E. W. Mayes, having since died 8/29/94, intestate, a resident of Davidson County, Tennessee. E.W. Mayes, Jr., conveys the herein described property, as the only heir at law of E.W. Mayes, deceased; and pursuant to the ORDER by Probate Court, Davidson County, Tennessee, of record in Book 10269, page 909, said Register's Office.

THE GRANTOR HEREBY MAKE OATH THAT THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE MARITAL DOMICLE OF E. W. MAYES, JR..

unimproved ( )
This is improved (X) property, known as 217 Lucile Street, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 10th day of January, 2001

X E.W. Mayes, Jr.
E.W. Mayes, Jr.

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named E.W. Mayes, Jr., Married

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 instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 10th day of January, 2001

Commission expires 10/25/03

Bertie Jo Whitaker
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public