BOX 25-B

Davidson County DEEDWARR
Recvd: 01/29/01 08:44 2pgs
Fees:11.00 Taxes:11.10
20010129-0008253

THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
Washington Square, Suite 400
214 Second Avenue, North
Nashville, TN 37201-1476

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$3,000.00**.

Affiant

Sworn to and subscribed before me this 26 day of January, 2001.

NOTARY PUBLIC

My Commission Expires: 9/28/02

ADDRESS - NEW OWNER
James A. Sowell
740 Bermuda Dr
Christiana, TN 37037

SEND TAX BILLS TO:
Same

MAP/PARCEL NUMBER:
Map 105-4
Parcel 132

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Bolton Polk and wife, Francis B. Polk**, hereinafter called "Grantor", has bargained and sold, and by these presents does transfer and convey unto **James A. Sowell**, hereinafter called "Grantee", his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 27 on the Plan of Trimble's Addition, as of record in Book 57, page 53, Register's Office for Davidson County Tennessee, described as follows:

Said part of said Lot No. 27 fronts 30 feet on the easterly side of First Avenue, South, formerly Maple Street, and runs back between lines 122.5 feet on the southerly line and 127 feet, more or less on the northerly line, to an alley in the rear, measurein 25 feet, thereon.

Being the same property conveyed to Howard Blackman by deed from Lillie Scruggs, of record in Book 2104, page 1, Register's Office for Davidson County, Tennessee, the said Howard Blackman (a/k/a Howard Johnson Blackman) having since died and devised said property to Francis B. Polk by will, of record in Will Book 166, page 239, Probate Clerk's Office for Davidson County, Tennessee, the said Francis B. Polk having since quitclaimed said property to Bolton Polk, and wife, .Francis B. Polk, of record in Book 8169, page 437, said Register's Office.

This is property known as 1236 First Avenue, South, Nashville, TN 37210.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantor does covenant with the said Grantee that we 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 Grantor does further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 24 day of January, 2001.

Bolton Polk

Francis B. Polk

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, **Bolton Polk and Francis B. Polk**, the Bargainer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 24 day of January, 2001.

NOTARY PUBLIC

My Commission Expires: 7-27-05