PICK-UP

Davidson County DEEDWARR
Recvd: 07/26/01 10:01 2pgs
Fees:13.00 Taxes:314.50

20010726-0079328

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.

Jeffrey W. Blackshear
Affiant

This instrument was prepared by:

Jeffrey W. Blackshear
SMITH, HIRSCH, BLACKSHEAR & HARRIS, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228

Subscribed and sworn to before me on this 20th day of July, 2001.

Notary Public

My commission expires: 01/29/05.

NOTARY PUBLIC AT LARGE

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Greg Pohl	National City Mortgage Co.	105-05-053
2047 24th Avenue South	P.O. Box 8800	
Nashville, Tennessee 37212	Dayton, Ohio 45401-8800	

WARRANTY DEED

For and in consideration of the sum of Eighty-Five Thousand and No/100 ($85,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, Rushie Moody, heir at law of Claude E. Marsh, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Greg Pohl, hereinafter called the Grantee, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 12 in J.B. Haynie's Subdivision of Lot No. 40 of the O.B. Hayes Addition to Nashville, a plan of which subdivision is of record in Book 148, page 433, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the easterly line of Villa Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Claude E. Marsh and wife, Christine Marsh by deed from William Oscar Smith and wife, Catherine L. Smith, of record in Book 4285, page 455, Register's Office of Davidson County, Tennessee; the said Claude E. Marsh having since died, predeceased by Christine Marsh, leaving as his sole heir at law and next of kin Rushie Moody by affidavit of heirship by record of instrument number 20010726-0079326.

This is improved property known as 1412 Villa Place, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 20th day of July, 2001.

Rushie Moody
RUSHIE MOODY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned notary public in and for said County and State the within, Rushie Moody, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 20th day of July 2001.

NOTARY PUBLIC

My commission expires: 01/29/05

NOTARY PUBLIC AT LARGE