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Davidson County DEEDWARR
Recvd: 08/24/01 16:23 2pgs
Fees:13.00 Taxes:312.65

20010824-0091974

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
James Edward Pollard 224 Raymond Street Nashville, TN 37211	Guaranty Trust Company Attn: Tax Dept. 640 Broadmor Blvd., Suite 100 Murfreesboro, TN 37129	MAP and PARCEL 133-1 333

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Alma Eileen Beard, an unmarried person** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **James Edward Pollard, married** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Sunrise Subdivision, of record in Book 421, Page 2, Register's Office for Davidson County, Tennessee.

Said Lot No. 224 fronts 50.00 feet on the southerly margin of Raymond Street or Avenue and extends back between parallel lines in a southerly direction 150.00 feet to an alley.

Being the same property conveyed to Alma Eileen Beard, an unmarried person, by deed from Betty Ruth Horton and husband, William Horton, of record in Book 9357, Page 258, Register's Office for Davidson County, Tennessee.

This is property with a common address of 224 Raymond Street, Nashville, TN 37211.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The plan of record in Book 421, Page 2, said Register's Office, and all matters therein.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $84,500.00

James Edward Pollard
Affiant

Subscribed and sworn before me this 24th day of August, 2001.

Notary Public

My Commission Expires: 3/23/2002

CINDY S. SMITH NOTARY PUBLIC AT LARGE TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **24th** day of **August, 2001**.

X Alma Eileen Beard

Alma Eileen Beard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Alma Eileen Beard, an unmarried person** , with whom I am personally acquainted, or who 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 at office this **24th** day of **August, 2001**.

Notary Public
My Commission Expires: 3/23/2002

File No. 0108-153