WARRANTY DEED

Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-0543

MATTHEW L. GELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

D'Aundria Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1/09/03

Notary Public

MY COMMISSION EXPIRES: 1/28/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D'Aundria Garrett	SAME	080-08-0-065.00
(NAME)	(NAME)	
1490 Dolan Rd.	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	SAME	
(CITY) (STATE) (ZIP)	(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, **R. Gregg Poole**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D'Aundria Garrett, a(n)** unmarried **Person,**, 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:

SEE ATTACHED EXHIBIT A

This is improved ☒ property, known as 1490 Dolan Rd., Nashville, TN 37218 unimproved

(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 our/my hands this 1/09/03.

R. Gregg Poole

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public, personally appeared R. Gregg Poole the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Davidson County, Tennessee this 1/09/03

Commission expires: 1/28/06

Notary Public

MATTHEW L. GELLINGER NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

Davidson County DEEDWARR
Recvd: 01/14/03 10:21 2pgs
Fees:13.00 Taxes:421.80

20030114-0005659

File No.: 11007490

EXHIBIT A

Land in Davidson County, Tennessee being Lot No. 232 on the Plan of Section I, Bordeaux Gardene, as of record in Book 3300, page 91, Register's Office for said County.

Said Lot No. 232 fronts 72 feet on the southerly side of Dolan Road and extends back 110 feet on the east line and 92.66 feet on the west line, to a dead line in the rear of which it measures 47.45 feet.

Being the same property conveyed to William J. Martin Sr. by deed dated 2/15/96, of record in Book 9949, page 156, Register's Office for said County, Tennessee. Also conveyed to R. Gregg Poole by deed from William J. Martin Sr. dated 7/31/02 and recorded in Instrument # 20020731009211 8, Register's Office for Davidson County, Tennessee.
Property Address:
1490 Dolan Rd.
Nashville, Tennessee 37218