WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 11/27/04
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212

D-0189

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Pollard	Greg Pollard	081-16-0-723.00
(NAME)	(NAME)	
7224 Santeelah Way	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, Yvonne Lewis Franklin, unmarried and Vincent Eugene Lewis, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Greg Pollard, 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:

Being the westerly part of Lot No. 39 and part of the easterly part of Lot No. 40 on the map of The Subdivision of Block B Bransford Realty Company's North Hill Tract as of record in Book 332, Page 72, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Locklayer Street, 8.5 feet west of the corner of Lot Nos. 38 and 39; thence northerly, parallel to the line between said Lots, 100 feet to the south margin of an alley; thence with the margin of said alley westerly 35 feet to a point which is 8.5 feet west of the corner of Lot Nos. 39 and 40; thence southerly, parallel to the lines between said lots 40 feet to a point at the corner of an old building; thence westerly 6.5 feet to a point; thence southerly 60 feet to the northerly margin of Locklayer street; thence with the margin of the same easterly 41.5 feet to the beginning.

Being the same property conveyed to Yvonne Lewis Franklin and Vincent Eugene Lewis by Warranty Deed from Nathaniel Roberson, dated September 27, 2000, of record in Instrument Number 20001103-0109190, Register's Office for Davidson County, Tennessee.

Terry Lewis joins in this conveyance to relinquish any right he/she may have in and to the property herein described by virtue of marriage to Vincent Eugene Lewis.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒
This is improved ☐ property, known as 932 Locklayer Street, Nashville, TN 37208
(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.

Davidson County DEEDWARR
Recvd: 03/24/03 10:23 2pgs
Fees:13.00 Taxes:38.85
20030324-0038319

Witness our hands this 21st day of March, 2003.

Terry Lewis

Yvonne Lewis Franklin

Vincent Eugene Lewis

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 Yvonne Lewis Franklin and Vincent Eugene Lewis and Terry Lewis the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of March, 2003.

Commission expires: 11/27/04

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
1910 Rear 21st Avenue South
Nashville, Tennessee 37212