Davidson County DEEDWARR
Recvd: 06/05/03 10:40 2pgs
Fees:13.00 Taxes:1165.50

20030605-0077543

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00

John M Lenard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF May 2003

Notary Public

MY COMMISSION EXPIRES: 11-26-2005
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow, Inc., 640 Spence Lane, Suite 218, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Lenard (NAME)	AmSouth Bank (NAME)	MAP 182
114 Gloryland Ln. (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	PARCEL 171
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (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, Gary W. Pollock and wife, Kathy Pollock

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Lenard

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 Lot 4 according to an unrecorded survey by Robert J. Morris, dated 10-10-87, and being the same property described in Book 7621, Page 146, Register's Office, Davidson County, Tennessee, together with the rights of ingress and egress, of easements of record in Book 7513, Page 381, Book 7563, Page 494, and Book 7573, Page 580, Register's Office, Davidson County, Tennessee.

BEGINNING at a point in the center line of the northern terminus of a right of way; thence with the northerly boundary of right of way S 84 deg. 45 min. 28 sec. E 20.00 feet to an iron pin; thence N 17 deg. 53 min. 19 sec. E 425.63 feet to an iron pin in the northwesterly corner of the herein described tract; thence S 82 deg. 43 min. 12 sec. E 430.50 feet to an iron pin; thence S 10 deg. 56 min. 04 sec. E 398.61 feet to an iron pin in the southeasterly corner of the herein described tract; thence S 80 deg. 54 min. 54 sec. W 675.51 feet to an iron pin in the center line of right of way; thence N 5 deg. 15 min. 33 sec. E 150 feet to the point of beginning.

Being the same property conveyed to Gary W. Pollock and wife, Kathy Pollock by deed from Alfred G. Henson and Susan C. Henson of record in Book 7621, Page 146, Register's Office, Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 114 Gloryland Ln., Antioch, TN 37013
(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 hand s this 30th day of May 2003

Gary W. Pollock

Gary W. Pollock

Kathy Pollock

Kathy Pollock

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 Gary W. Pollock and wife, Kathy Pollock

the bargainor S, 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 at Nashville, Tennessee, this 30th day of May 2003.

Commission expires 11-26-2005

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 7381, Page 765, and 775, said Register's Office.

This conveyance is subject to easement for ingress and egress, water, power and telephone lines, of record in Book 7513, Page 381, Book 7563, Page 494, and Book 7573, Page 580, said Register's Office.

This property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record.