Davidson County DEEDWARR
Recvd: 07/17/03 13:48 3pgs
Fees:18.00 Taxes:37.00
20030717-0100533

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOU
MADISON, TN 37115

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **14th** day of **July, 2003, by and between C.R. BLACKWOOD and SHERIDITH N. BLACKWOOD, HUSBAND AND WIFE, hereinafter called Grantors, and GREGORY POLLARD, UNMARRIED, hereinafter called Grantee.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, C.R. BLACKWOOD and SHERIDITH N. BLACKWOOD, HUSBAND AND WIFE, Grantors, do hereby bargain, sell, transfer and convey unto GREGORY POLLARD, UNMARRIED, hereinafter referred to as Grantee, his successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is unimproved property known as 1530 14TH AVENUE NORTH, NASHVILLE, TN 37208.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, his successors, heirs and assigns forever. The Grantors covenant and agree with the said Grantee that Grantors are lawfully seized and possessed of the said real estate and that Grantors have a good and lawful right to sell the same. The Grantors further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantors further covenant and bind themselves and their successors, heirs and assigns, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hands and seals of Grantors on the day and year first above written.

C.R. BLACKWOOD
Signature of Seller

SHERIDITH N. BLACKWOOD
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, C.R. BLACKWOOD and SHERIDITH N. BLACKWOOD, HUSBAND AND WIFE , the within named bargainors, 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, at office, this **14th** day of July, 2003.

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

GREGORY POLLARD, UNMARRIED
7224 Santeelah Way
Antioch, Tn 37013

Property Address:

1530 14TH AVENUE NORTH
NASHVILLE, TN 37208

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 81-11, PARCEL 580

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$10,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **14th** day of **July, 2003.**

Notary Public

My Commission Expires: 5/30/2004

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EXHIBIT 'A'

BEING Lot No. 212 in the addition to town of McGavock. Said Lot No. 212 fronts 50 feet on the east side of 14th Avenue, North and runs back between parallel lines 170 feet to an alley.

Being the same property, the rights, title and interest to which were vested in C.R. Blackwood and Sheridith Blackwood, by a Final Decree Confirming Sale in the Chancery Court of Davidson County, Tennessee, Docket No. 97-788-II, of record in Book 10767, page 246, Register's Office for Davidson County, Tennessee and further by Final Order of said Court in a cause styled C.R. Blackwood and Sheridith Blackwood vs. Vassar P. Battle, Docket No. 00-2621-III, of record in Instrument No. 20001229-0127311, and attorney's affidavit of record in Instrument No. 200100216-0014934, said Register's Office

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2003 and subsequent years, A LIEN, not yet due and payable (MAP 81-11, PARCEL 580).
2. All matters as set forth on the Plan of record in Plat Book 21, page 41, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.