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

Davidson County DEEDWARR
Recvd: 10/17/03 15:46 4pgs
Fees:23.00 Taxes:24.05

20031017-0154329

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of October, 2003, by and between VICTOR W. JOHNSON, THYCKLA T. GRAY, AND ROBERT A. JOHNSON, ALL UNNMARRIED, hereinafter called Grantors, and GREGORY POLLARD, 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, VICTOR W. JOHNSON, THYCKLA T. GRAY, AND ROBERT A. JOHNSON, ALL UNMARRIED, Grantors, do hereby bargain, sell, transfer and convey unto GREGORY POLLARD, 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 for un improved property known as 1707 DELTA AVENUE, NASHVILLE, TN 37214.

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, their 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.

VICTOR W. JOHNSON
Signature of Seller

THYCKLA T. GRAY
Signature of Seller

ROBERT A. JOHNSON,
Signature of Seller

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

INDIVIDUAL
STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **VICTOR W. JOHNSON** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this 15 day of **October, 2003.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, THYCKLA T. GRAY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this 15 day of **October, 2003.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF TN)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **ROBERT A. JOHNSON,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Davidson County, Tennessee, this **15th** day of **October, 2003.**

Denise C. Allis
Notary Public

My Commission Expires: 5/30/2004

INDIVIDUAL
STATE OF _____)
COUNTY OF _____)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, _____, 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 and official seal at office in _____ County, _____, this **15th** day of **October, 2003.**

_____
Notary Public

My Commission Expires: _____

Name and Address of Property Owner:

GREGORY POLLARD
7224 Santeelah Way
Antioch, TN 37013

Property Address:

1707 DELTA AVENUE
NASHVILLE, TN 37214

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 81-12, PARCEL 44

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 **$6,500.00** 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 **15th** day of **October, 2003.**

Notary Public

DENISE C. ALLIS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2003

RETURN TO:

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

EXHIBIT 'A'

Being parts of Lots 288 and 290 on the North Nashville Real Estate Company's Plan of Lots in Nashville, Tennessee, as of record in Book 21, page 105, Register's Office for said County, described as follows:

Beginning at a point in the southwesterly margin of Delta Avenue at the common corner of lots Nos. 290 and 292; thence with the line northerly right-of-way of Interstate I-265; thence with said right-of-way of Interstate Highway I-265; thence with said right-of-way westwardly 16 feet, more or less, to a point in the northeasterly margin of an alley; thence with same northwestwardly 2.59 feet to the easterly margin of the controlled access right-of-way line of Interstate Highway I-40; thence with said line northwardly 175.8 feet to the southwesterly margin of said Delta Avenue; thence with same southeastwardly 89.67 feet to the beginning.

BEING the same property conveyed unto VICTOR W. JOHNSON, THYCKLA T. GRAY, and ROBERT A. JOHNSON, by Quitclaim Deed from Thyckla T. Johnson, of record in Instrument No. 20020416-0046954, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 81-12, PARCEL 44).
2. All matters as set forth on the Plan of record in Plat Book 21, page 105, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.