PICK-UP

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/04 11:21 2pgs
Fees:13.00 Taxes:321.90
20040324-0033224

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$87,000.00.**

Affiant

Subscribed and sworn to before me this 23rd day of March

Notary Public

My Commission expires: 4/26/07

(Affix Seal)

ANDREW H. MARKEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Robertson Properties, LLC	SAME	081-11-198.00
4117 Hillsboro Pike		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Garnett C. Polk**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Robertson Properties, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 50 feet of Lot No. 386 on the plan of McGavock, Wetmore and others' Second Addition to Nashville, called the Addition to the town of McGavock, of record in Book 21, page 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said part of said lot fronts 50 feet on the westerly side of 17th Avenue North, formerly James Street, and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to Melvin S. Polk and wife, Garnett C. Polk, by Installment Deed from Eva R. Garfinkle, on July 10, 1979, of record in Book 5464, page 63, Register's Office for Davidson County, Tennessee. The said Melvin S. Polk having since died on September 11, 1992, leaving property to Garnett C. Polk by right of survivorship.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Book 21, page 41, Register's Office Davidson County, Tennessee.

This is improved property known as: **1613 17th Ave North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this March 23, 2004.

Garnett C. Polk

Garnett C. Polk

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Garnett C. Polk** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 23, 2004

My commission expires 8/20/26

Notary Public

ANDREW H. MALONE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY TENN