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

Davidson County DEEDWARR
Recvd: 06/08/04 08:17 3pgs
Fees:18.00 Taxes:405.15

20040608-0067287

WARRANTY DEED

THIS INDENTURE is made and entered into this 22nd day of May, 2004, by and between Greg Pollard, married hereinafter called Grantor, and William Carter Jr. and Teresa L. Carter, husband and wife Mary L. Carter, unmarried, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called Grantees.

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, Greg Pollard, married as Grantor, does hereby bargain, sell, transfer and convey unto William Carter Jr. and Teresa L. Carter, husband and wife Mary L. Carter, unmarried, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter referred to as Grantees, their 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 Grantor 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 improved property known as 932 Locklayer Street, Nashville, Tennessee 37208.

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

Grantor further covenants and binds himself and his successors, heirs and assigns and beneficiaries, to warrant and forever defend the title to said Grantees, their successors, heirs and assigns, against the lawful claims of all person whomsoever.

SHANTE POLLARD, spouse of Greg Pollard, joins in the herein conveyance for the sole purpose of conveying any right, title and interest she may have in and to the property described herein, marital or otherwise.

WITNESS the hand and seal of Grantor on the day and year first above written.

Greg Pollard
Signature of Seller

SHANTE POLLARD
Signature of Seller Spouse

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Greg Pollard and HIS WIFE, SHANTE POLLARD,** 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/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **22nd** day of **May, 2004.**

Notary Public

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

William Carter Jr. and Teresa L. Carter, husband and wife
Mary L. Carter, unmarried
932 Locklayer Street
Nashville, Tennessee 37208

Property Address:

932 Locklayer Street
Nashville, Tennessee 37208

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 81-16 PARCEL 723

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 **$109500** 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 **22nd** day of **May, 2004.**

Notary Public

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115 04-7406

EXHIBIT 'A'

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, and further of record in Plat Book 421, Page 76, 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 Greg Pollard, by Warranty Deed dated March 21, 2003, from Yvonne Lewis Franklin, unmarried and Vincent Eugene Lewis, married, of record in Instrument Number 20030324-0038319, 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 81-16).

2. All matters as set forth on the Plan of record in Plat Book 332, page 72, and Plat Book 421, page 76, Register's Office for Davidson County, Tennessee, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.