3rd Grantor CC

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $406,500.00.

Marshall T. Polk III
Affiant

Subscribed and sworn to before me, this 19th day of July, 2004.

Notary Public

My Commission Expires: 3/31/2005

GEORGE V. CRAWFORD III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 07/19/04 15:52 2pgs
Fees:13.00 Taxes:1504.05
20040719-0086067

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Marshall T. Polk, III 68 Revere Park Nashville, TN 37205	Same as New Owner	116-8C-68

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ODIS SMALL, UNMARRIED**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MARSHALL T. POLK, III**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 68 on the Plan of Revision No. 2, Sugartree, Phase #2, as of record in Plat Book 4860, pages 79 and 80, amended in Book 5015, page 550, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Odis Small, a single person by deed from Odis Small, Trustee under Declaration of Trust dated February 17, 1988 and known as The Odis Small Declaration of Trust, of record as Instrument No. 20021106-0136767, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 Metro taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 4860, pages 79 and 80, as amended in Book 5015, page 550, Register's Office for said County.

3. Declaration of Covenants, Conditions, and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4857, page 157, and as amended in Book 4874, page 463; Book 4911, page 356; Book 4996, page 126; Book 5003, page 688; Book 5087, page 220; Book 5152, Page 401; Book 5514, page 138; Book 5691, page 61; Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Book 11758, page 466, Register's Office for Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7061, page 100, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the common elements.

This is improved property known as 68 Revere Park, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we covenant with the said Grantee that I am 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 further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of July, 2004.

Odis Small

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ODIS SMALL**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15 day of July, 2004.

Notary Public

My Commission Expires: _____



