WARRANTY DEED

B-SM-04-0925

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,700.00

Affiant

Subscribed and sworn to before me this 6th DAY OF August, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benton Peters	National Bank of Commerce	
925 Locklayer Drive	(NAME) PO Box 30046	82-13-71
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Durham, NC 27702-3046	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GREGORY POLLARD MARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BENTON PETERS AND WIFE JODY PETERS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 48 in the Bransford Realty Companies North Hill Subdivision, of record in Book 421, page 76, of the Registers Office for Davidson County, Tennessee, being more accurately described as follows: beginning at a point 75 feet east of the intersection of Belleville Street or 10th Avenue North and Lochlayer Street, 35 feet to a point; thence southerly between lines one hundred feet more or less, to an alley, thence westerly along the northerly margin of said alley thirty-five feet to a point; thence northerly 100 feet to the point of beginning.

Being the same property conveyed to Gregory Pollard by Deed dated May 6, 2004 and filed for record on May 12, 2004 in Instrument No. 20040512-0054641, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 421, Page 76, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 925 Locklayer Drive, Nashville, Tennessee 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my/our hand(s) this 6th day of August, 2004.

Gregory Pollard

Atty In Fact

Davidson County DEEDWARR
Recvd: 08/13/04 12:38 2pgs
Fees:13.00 Taxes:490.99

20040813-0098187

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mitchell Pollard, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Gregory Pollard and acknowledged that he/she executed the same as the free act and deed of the said Gregory Pollard.

Witness my hand and official seal at
Nashville, TN
on this the 6th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903