Davidson County DEEDWARR
Recvd: 09/14/04 10:24 2pgs
Fees:13.00 Taxes:486.55
20040914-0110678

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $131,500.00

Affiant

Subscribed and sworn to before me, this 31st day of August, 2004.

Notary Public
My commission expires: 5-24-04

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 24 2008

02-0408-43416

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Michael J. Polk 5184 Ashley Drive Nashville TN 37211	New Owner	161-10-0-019.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elisabeth M. Lamb, Executrix, The Estate of Irene M. Lanham, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to Michael J. Polk, unmarried , hereinafter called the Grantee, his successors and assigns, a 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. 72 on the Plan of Huntington Park, Section I, of record in Book 4175, Page 10, Register's Office for said County, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Robert F. Lanham and wife, Irene Lanham by deed dated 6/28/71 of record in Book 4518, Page 732, Register's Office for Davidson County, Tennessee. Robert F. Lanham died on 11/30/88 leaving Irene Lanham as surviving tenant by the entirety. Irene Lanham died testate, without intervening remarriage or divorce, on 2/26/04. By Last Will and Testament probated in the Probate Division of the Seventh Circuit Court for Davidson County, Tennessee, No. 04P-644, Irene M. Lanham directed that the property herein described be administered as part of her probate estate. Elisabeth M. Lamb executes this instrument as the Executor of the Estate of Irene M. Lanham. Oath is made that Irene M. Lanham was also known as and was one and the same as Irene Lanham.

SUBJECT TO any and all restrictions, conditions, easements, setback lines, plat of record and encumbrances of record in the Register's Office for said County.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5184 Ashley Drive, Nashville, TN 37211

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, her heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 hand this 31st day of August, 2004.

Elisabeth M. Lamb, Executrix,
The Estate of Irene M. Lanham

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Elisabeth M. Lamb, Executrix of The Estate of Irene M. Lanham, deceased, with whom I am personally acquainted, and who acknowledged she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Brentwood, TN, this 31st day of August, 2004.

State of Tennessee at Large

My Commission expires 9/11/05

