WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/11/04 14:05 2pgs
Fees:13.00 Taxes:399.60

20041111-0135983

G-OTM-04-1911

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,000.00

Affiant

Subscribed and sworn to before me this 1st DAY OF November, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ROBYN DUBRAY NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN. My Comm. Exp. MAY 24, 2008

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
Ivan Boggs	Accredited Home Lenders, Inc.	
1530 14th Avenue North	(NAME) 5500 Interstate N Parkway Ste 300	81-11-580
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Atlanta, GA 30328	
(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 GREG POLLARD UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IVAN BOGGS AND WIFE CHERYL BOGGS, 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:

BEING Lot No. 212 on the plan of D.T. McGavock and Others Addition, of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee. Said Lot No. 212 fronts 50 feet on the east side of 14th Avenue, North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Gregory Pollard, unmarried by Warranty Deed from C.R. Blackwood and Sheridith N. Blackwood, husband and wife, recorded the 17th day of July, 2003 in Instrument No. 20030717-0100533, in the Register's Office of Davidson County, Tennessee.
Being the same property conveyed to C.R. Blackwood and Sheridith N. Blackwood, husband and wife by Final Order executed by the Honorable Ellen HObbs Lyle, Chancellor, dted December 29, 2000, in Instrument #20001229-0127311, Register's Office for Davidson County, TN.
This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1530 14th Avenue North, 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 1st day of November, 2004.

Greg Pollard

STATE OF Tennessee
COUNTY OF Davidson

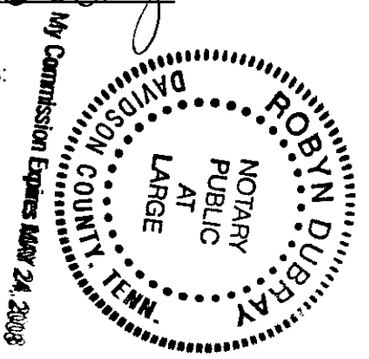
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Greg Pollard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal this the 1st day of November, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903