Davidson County DEEDWARR
Recvd: 01/12/05 11:02 2 pgs
Fees:13.00 Taxes:55.50

20050112-0004496

WARRANTY DEED

G-GP-04-0912

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF January, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

LAURENCE R. TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES JAN 27, 2007

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
Gregory Pollard	New Owner	
912 Locklayer Street	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		82-13-64
(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 MARY SANDERS GASTON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREGORY POLLARD, 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 ON LOT #30 IN BLOCK B OF BRANSFORD REALTY COMPANY'S NORTH HILL TRACK, THE PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 72, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT #30 FRONTS 35 FEET ON THE NORTH SIDE OF LOCKLAYER STREET, AND RUNS BACK BETWEEN PARALLEL LINES IN A NORTHERLY DIRECTION 100 FEET MORE OR LESS TO AS ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MARY SANDERS GASTON BY WARRANTY DEED FROM BLYTHE BOND SANDERS, AND WIFE, MARTHA LINDA SANDERS, RECORDED THE 14TH DAY OF NOVEMBER, 1977 IN DEED BOOK 5221, PAGE 955, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. This is unimproved property commonly known as 912 Locklayer Street.

This conveyance is subject to any and all existing easements and restrictions as shown of record in Plat Book 332 page 72, Register's office for Davidson County, TN.

unimproved ( )
This is improved (X) property, known as 912 Locklayer Street, 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 7th day of January, 2005.

Mary Sanders Gaston
Mary Sanders Gaston

STATE OF Tennessee
COUNTY OF Davidson

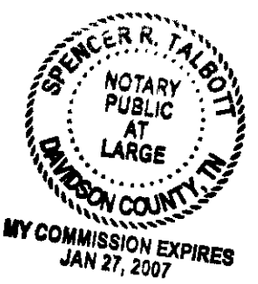
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Sanders Gaston, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the .

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903