Return to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax: (615) 883-754

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 20th day of January, 2005.

Notary Public

DENISE T. TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 07 06 08

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 01/25/05 10:47 2 pgs
Fees:13.00 Taxes:407.00
20050125-0008984

ADDRESS NEW OWNER(S) AS FOLLOWS:
Rachel C. Proctor
720 Robert Burns Drive Drive
Nashville, Tennessee 37217

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
120.05-57.000

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Joan E. Polk, unmarried** hereinafter referred to as Grantors, hereby transfers and conveys to **Rachel C. Proctor, a single woman** hereinafter referred to as Grantees, their heirs 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. 226 on the Plan of Glengarry Park Section 2 of record in Plat Book 2663, Page 124, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Joan E. Polk, unmarried by warranty deed from Williamson T. Harris and wife, Donna M. Harris of record in book 8798, page 498, Register's Office for Williamson County, Tennessee, dated November 25, 1992.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2663, Page 124, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 720 Robert Burns Drive Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, 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 hand this 20th day of January, 2005.

Joan E. Polk

Joan E. Polk

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan E. Polk, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of January, 2005.

Notary Public

My Commission Expires: 11/2/05

STATE OF TENNESSEE

12044-BW