WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/05 10:52 2 pgs
Fees:13.00 Taxes:571.65

20050218-0018501

B-FHHL-05-900-B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,500.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF February, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

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
Sheri A. Peterson	First Horizon Home Loan	
900 B-Locklayer Street	(NAME) 10741 King William	82-13-364
(ADDRESS) Nashville, Tennessee 37208	(ADDRESS) Dallas, TX 75220	
(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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHERI A. PETERSON, ~~MARRIED~~, 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. 24 IN BLOCK "B" OF THE BRANSFORD REALTY COMPANY'S NORTH HILL TRACT, A PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 72, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 24 FRONTS 35 FEET ON THE NORTH SIDE OF LOCKLAYER STREET AND RUNS BACK BETWEEN PARALLEL LINES 100 FEET, MORE OR LESS TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO GREGORY POLLARD BY WARRANTY DEED FROM THELMA KIMBRO RECORDED OCTOBER 20, 2004 IN INSTRUMENT NO. 20041020-0126373, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO THELMA KIMBRO BY INSTALLMENT DEED RECORDED NOVEMBER 30, 1983 IN BOOK 6184, PAGE 340, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

★ and husband Sean Peterson

unimproved ( )
This is improved (X) property, known as 900 B-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 15th day of February, 2005.

Gregory Pollard

STATE OF Tennessee
COUNTY OF Davidson

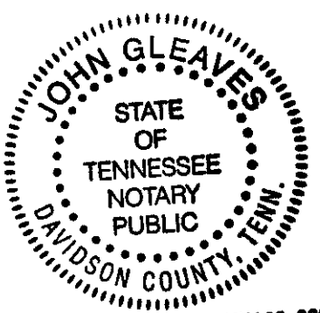
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory Pollard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 15th day of February, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903