WARRANTY DEED

B-CASH-05-914

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

V. 22. 2003

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
Greg Pollard	New Owner (NAME)	
914 Jackson Street		82-13-46
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		
(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 JAMES CHANDLER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREG 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 part of Lot No. 183 on the Plan of Judge John McNairy's Mansion House Tract, as of record in Minute Book "D", page 593, Chancery Court at Franklin and a copy thereof, of record in Book 9, on the front fly leaf, Register's Office for said County, described as follows:

BEGINNING on the northerly margin of Jackson Street at a point 263-1/2 feet west of the westerly margin of 9th Avenue North, being the southwest corner of the property conveyed to Cleary Gilmore by deed from Jacinto Chabania Blake and wife, of record in Book 1090, Page 117, said Register's Office; thence with the northerly margin of Jackson Street westwardly 50 feet; thence northwardly 129 feet to the southerly margin of an alley; thence with said alley, eastwardly 50 feet to the northwest corner of said Gilmore property; thence with the westerly line of said Gilmore proeprty southwardly 129 feet to the beginning.

Being the same property conveyed to James Chandler by Deed dated May 16, 1974 and filed for record on January 13, 1977 in Book 5105, Page 462, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 914 Jackson 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 31st day of March, 2005.

James Chandler

BEVERLY LANNOM
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY, TN

Davidson County DEEDWARR
Recvd: 04/12/05 15:11 2 pgs
Fees:13.00 Taxes:66.60

20050412-0040581

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Chandler, 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 31st day of March, 2005.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903