Davidson County DEEDWARR
Recvd: 07/06/05 15:28 2 pgs
Fees:13.00 Taxes:31.45

20050706-0077677

WARRANTY DEED

JOHN-BH-05-1613

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

Affiant

Subscribed and sworn to before me this 1st DAY OF July, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Expires NOV. 22, 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
Gregory Pollard	New Owner (NAME)	
1613 B 14th Ave. N. (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	81-11-380

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 DONALD HARDIN, 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:

Being the northerly 37 1/2 feet of the southerly 50 feet of lot numbered "two hundred and seventy five" (275) in D.T. McGavock and Others Addition to Nashville, called the Addition to the Town of McGavock, a plan of which is recorded in the Register's Office for Davidson County, Tennessee, in Book 21, page 41.

Said Part of said lot front 37 1/2 feet on the westerly side of Fourteenth Avenue North (formerly Alberta Avenue), and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Donald Hardin by Deed as of record in Instrument No. 20041115-0136958, Register's Office for said County.

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

unimproved ( )
This is improved (X) property, known as 1613 B 14th Ave. N., 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 July, 2005.

Donald Hardin

STATE OF Tennessee
COUNTY OF Davidson

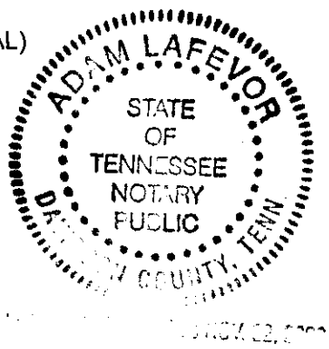
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Hardin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument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

Witness my hand and official seal, this the 1st day of July, 2005.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903