Realty 01 48A

Davidson County DEEDWARR
Recvd: 08/26/05 15:36 2 pgs
Fees:13.00 Taxes:684.50

20050826-0102646

Prepared by:
Realty Title & Escrow Company, Inc.
206 B Cool Springs Blvd., Suite 206
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of August, 2005.

Notary Public
My commission expires: 7/2/09

07-0508-82277

Address of New Owner:	Send Tax Bills to:	Tax Information
Craig J. Polancich	First Horizon Home Loan	103-040-328
4102 Media Street	P.O. Box 146	
Nashville TN 37209	Memphis, TN 38101	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andrew D. Ferguson, married,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Craig Polancich,** hereinafter called the Grantee, his successors 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 35 on the map of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, Page 199, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Andrew D. Ferguson, unmarried, by deed from Jenny Gilliand-Ervin, married and William Perry and wife, Linda Perry, of record in Instrument No. 20020923-0115585, Register's Office for Davidson County, Tennessee.

Subject property is not the primary residence of Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4102 Media Street, Nashville, TN 37209

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, his heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised 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. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 23rd day of August, 2005.

Andrew D. Ferguson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Andrew D. Ferguson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 23rd day of August, 2005.

Catherine R. Vass
State of Tennessee at Large

My Commission expires: 5/24/08

CATHERINE R. VASS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY TENN