03 Realty Title 18-A

THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24504-07-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $475,000.00. Affiant Subscribed and sworn to before me this 4th day of August, 2005. Notary Public My Commission Expires: 9/22/2007

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TN

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Lisa Jean Glassford 104 Alton Road Nashville, TN 37205	SunTrust Mortgage, Inc. 901 Semmes Avenue Richmond, VA 23224	Map No.129.08-0 Parcel No. 134.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **F. Gordon Pollock, Jr. and wife, Devereux C. Pollock**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Jean Glassford, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 104 Alton Road, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4th day of August, 2005.

F. Gordon Pollock, Jr.

Devereux C. Pollock

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **F. Gordon Pollock, Jr. and wife, Devereux C. Pollock**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of August, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 09/01/05 09:48 2 pgs
Fees:13.00 Taxes:1757.50

20050901-0104855

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 2, Block D on the Plan of 2nd Revised Plan Highlands of Belle Meade No. 2 Blocks A B C & D, as of record in Plat Book 1130, page 62, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to F. Gordon Pollock, Jr. and wife, Devereux C. Pollock by deed dated September 30, 1997 from Keith M. Garstin and wife, Anne Calvert Garstin of record in Book 10640, page 61, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County taxes which have been prorated by the parties and assumed by the Grantee.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5314, page 281, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 1130, page 62, Register's Office for Davidson County, Tennessee.
4. Easement for telephone line of record in Book 1065, page 6, Register's Office for Davidson County, Tennessee.