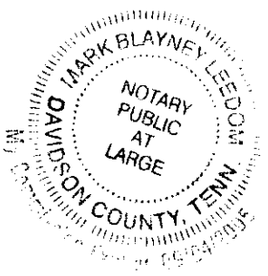
Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00



Affiant

Subscribed and sworn to before me, this 29th day of August, 2005.

Notary Public
My commission expires: 9/1/05

02-0508-44173

Address of New Owner:	Send Tax Bills to:	Tax Information
Richard S. Pollard	First Horizon Home Loan Corporation	142-02-0-154.00
206 Carriage Drive	P.O. Box 146	
Nashville TN 37221	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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grace Ann Vangilder now Nichols, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Richard S. Pollard and wife, Anissa Pollard, hereinafter called the Grantees, their 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 No. 166 on the Plan of Cross Timbers, Section 4, of record in Book 4175, Page 54, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Grace Ann Vangilder by Quitclaim Deed from Mark Wayne Vangilder, dated July 2, 1997, of record in Book 10524, Page 779, Register's Office for Davidson County, Tennessee. Grace Ann Vangilder is now known as and is one and the same as Grace Nichols, having married Tony Nichols. Tony Nichols joins in the execution of this instrument to convey any marital interest he may have in subject property.

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 206 Carriage Drive, Nashville, TN 37221

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

Davidson County DEEDWARR
Recvd: 09/12/05 08:35 2 pgs
Fees:13.00 Taxes:629.00
20050912-0108949

WITNESS my hand this 29th day of August, 2005.

Grace Nichols

Tony Nichols

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand in Brentwood, TN, this 29th day of August, 2005.

Notary Public
State of Tennessee at Large

My Commission expires 9/4/05

