FORM NO. WD-1

Davidson County DEEDWARR
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Fees:13.00 Taxes:214.60

20060103-0000277

GLENN E. SAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,000.00

Jerry Cortez Polk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF January 2006

Glenn E. Sager
Notary Public

MY COMMISSION EXPIRES: 7-25-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Glenn E. Sager, Attorney, 1321 Cheshire Dr., Nashville, Tenn. 37207
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles P. King & Brent B. Perry	Owner	
(NAME)	(NAME)	
423-B Dickerson Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37207		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JERRY CORTEZ POLK, JAMES LARRY POLK, GLORIA FAYE POLK PHILLIPS and JEFFREY SCOTT PHILLIPS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES P. KING and BRENT B. PERRY, jointly with the rights of ownership, to the survivor.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 151 on the Map of Shelby Village No. Two, as recorded in Book 1835, page48, Register's Office for said County.

Said Lot No. 151 fronts 75 feet on the northerly side of Electric Avenue and runs back tetween lines, 106 feet on the westerly line and 108.3 feet on the easterly line, to a dead line in the rear, measuring 48 feet thereon.

Being the same property conveyed to Carroll M. Polk and wife, Jewell H. Polk by deed from Walter S. Demonbreun and wife, Carolyn Denney Demonbreun, of record in Book 3431, Page 193, said Register's Office.Carroll M. Polk predeceased his wife Jewell H. Polk, she having since died leaving Jerry Cortez Polk, James Larry Polk and Gloria Faye Polk Phillips as her heirs at law. Jeffrey Scott Phillips joins in this convenance to transfer any and all rights he may have in said real property.

This is unimproved ( ) improved (X) property, known as 1423 Electric Avenue, Nashville, Tenn. 37207
(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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 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.

Witness our hand s this 3RD day of January, 2006

X James Larry Polk X Jerry Cortez Polk

X Gloria Faye Polk Phillips X Jeffrey Scott Phillips

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Glenn E. Sager, a Notary Public in and for said County and State, the within named Jerry Cortez Polk, James Larry Polk, Gloria Faye Polk Phillips and Jeffrey Scott Phillips

the bargainor s, 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 and official seal at Nashville, Tennessee, this 3rd day of January, 2006.

Commission Expires 7-25-09

Notary Public

STATE OF TENNESSEE
Davidson County

GLENN E. SAGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 25, 2009

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, ____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Jerry Cortez Polk et al

TO
Charles P. King and Brent B. Perry

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.