FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 490,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 20 06

Notary Public

MY COMMISSION EXPIRES: March 21, 2008

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/07/06 15:16 2 pgs
Fees:13.00 Taxes:1813.00
20060607-0067810

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| ALLARD WARD DEVELOPMENT (NAME) | SAME - NEW OWNER (NAME) | 104-8-355 |
| 1618 16th Ave S. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 22W 16660 |
| Nashville TN 37212 (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 I, JONELL POLANSKY, Unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALLARD WARD DEVELOPMENT, a Tennessee General Partnership

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 the 19th Councilmanic District of Nashville, Davidson County, Tennessee, being Lot 4 and the south 5 feet of Lot 3 on the Plan of Subdivision of Lot 60 - O. B. Hayes Addition, recorded in Book 161, Page 133, Register's Office for said County and more particularly described as follows:

BEGINNING in the east right of way of 16th Avenue South (formerly Belmont Street) at the common corner of Lots 4 and 5 on said Plan, approximately 345 feet north of Wedgewood Avenue;
Thence along said 16th Avenue South N 2° 24' 48" E, 55.02 feet;
Thence leaving 16th Avenue South S 89° 17' 32" E, 145.56 feet to the west right of way of a 12 foot alley;
Thence along said alley S 2° 24' 48" W, 55.02 feet;
Thence leaving said alley N 89°17' 32" W, 145.56 feet to the point of beginning and containing 0.18 acre, more or less.

BEING the same property conveyed to Jonell Polansky by deed from Joseph A. Daugherty and Robert Warren Fischer of record in Book 9658, page 187, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 1618 16th Avenue, South, Nashville, Tennessee 37212
(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 my hand this 6th day of June, 2006

Jonell Polansky
JONELL POLANSKY

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JONELL POLANSKY

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 20 06.

Commission Expires 5/22/10

Notary Public

STATE OF TENNESSEE }
Davidson County }

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 _____, 20____.

_____ Notary Public

Commission Expires _____

ALAN D. MAZER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

TO