Davidson County DEEDWARR
Recvd: 06/12/06 10:42 2 pgs
Fees:13.00 Taxes:656.75

20060612-0069456

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44619

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$177,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
6th day of June, 2006

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

NOTARY PUBLIC LARUE DAVIDSON COUNTY TENNESSEE My Commission Expires JULY 29, 2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonell Polansky	1st Trust Bank for Savings	90-12-47
670 Westboro Drive	P.O. 17257	
Nashville, TN, 37209	Memphis, TN 38187-0257	

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, I/WE,

Michael C. Hows and wife, Bennie Ruth Hows

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jonell Polansky, unmarried

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 the northerly part of Lot No. 9, on the Plan of Re-subdivision of Lot Nos. 5, 6, 7, and 8, in the Subdivision of Lot No. 21 of the B. F. Cockrill Farm, of record in Book 421, page 21, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John B. Kohl, III, dated March 25, 1994, as follows:

BEGINNING on the easterly margin of James Street at the Southwest corner of the property conveyed to W. A. Horton and wife by deed from A. N. Binkley and wife, of record in Book 479, page 269, said Register's Office, being the corner of Lot Nos. 8 and 9; thence with the line between said two lots, eastwardly 140.9 feet to the Southwest corner of Lot No. 7, continuing in the same direction and with the line between Lot Nos. 7 and 9, 120 feet, in all, 265 feet, more or less, field measure (260.9 feet according to deed), to the Northwest corner of the property conveyed to Thomas E. Garland and wife by deed from A. N. Binkley, of record in Book 1584, page 265, said Register's Office; thence with the westerly line of said Garland Property, southwardly 106 feet to the northerly line of the property conveyed to Wesley L. Finchum and wife by deed from A. N. Binkley, of record in Book 1533, page 258, said Register's Office; thence with said line westwardly 278.1 feet, more or less, field measure (283.1 feet according to deed) to the easterly margin of James Street; thence with said Street, northwardly 107.2 feet to the point of BEGINNING.

BEING the same property conveyed to Michael C. Hows and wife, Bennie Ruth Hows, by Quitclaim Deed from Michael C. Hows and wife, Bennie Ruth Hows, and M. Ann Westmoreland of record in Book 9594, Page 198; and by Warranty Deed from Frances Ashworth Taylor, unmarried, of record in Book 9334, Page 876, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 670 Westboro Drive, 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 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/our hand(s) this 6th day of June, 2006

Michael C. Hows

Bennie Ruth Hows

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named Michael C. Hows and wife, Bennie Ruth Hows, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 6th day of June, 2006

Notary Public

My Commission Expires: 7/29/2006

