WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRE-06-1007

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF October, 2006.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan H. Carver	Countrywide Home Loans, Inc.	
1007 Warren Street	(NAME) 3011 Armory Drive, Ste. 120	81-16-591
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MITCH POLLARD, MARRIED AND GREG POLLARD, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RYAN H. CARVER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 15, AS SHOWN ON THE MAP ENTITLED B.W. HALLS ADDITION OF RECORD IN PLAT BOOK 17, PAGE 261, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM VALERIE A. CLEAVES TO MITCH POLLARD AND GREG POLLARD AS RECORDED ON THE 24TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051024-0128113 AND WARRANTY DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY TO VALERIE A. CLEAVES AS RECORDED ON THE 25TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050825-0101990, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Plat Book 17, Page 261, Register's Office for Davidson County, Tennessee.

Spouse does not join in this conveyance due to property never having been a marital residence.

Spouse

unimproved ( )
This is improved (X) property, known as 1007 Warren Street, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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: 10/24/06 14:25 2 pgs
Fees:13.00 Taxes:806.60

20061024-0131855

Witness my/our hand(s) this 19th day of October, 2006.

Mitch Pollard

Greg Pollard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mitch Pollard and Greg Pollard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of October, 2006.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TEN

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903