RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
1411 West Main St., Ste. C
Lebanon, TN 37087

Our File Number: 27409TS

Davidson County DEEDWARR
Recvd: 04/11/07 11:17 2 pgs
Fees:13.00 Taxes:527.25
20070411-0043320

MAP/GROUP/PARCEL: 87-05-OA-080.00

NEW OWNER'S NAME AND ADDRESS:
Marcus Pollard & Sarah M. Pollard
5712 Briarwick Court
Hermitage, TN 37076

SEND TAX BILLS TO:
Wells Fargo Bank, N.A.
7445 New Technology Way
Frederick, MD 21703

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **Daniel Decker and Lisa Decker, husband and wife**, hereinafter called Grantors, does hereby transfer and convey unto, **Marcus Pollard and Sarah M. Pollard, husband and wife**, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 81, on the Plan of Farmingham Woods, Phase II, Section 2, as shown on plat of record in Plat Book 7900, page 424, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Daniel Decker and wife, Lisa Decker by Deed of record in Book 11549, Page 86 recorded 6/29/1999, Register's Office for Davidson County, Tennessee.

The subject property is improved property known as 5712 Briarwick Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantors covenants with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenants and binds themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Daniel Decker

Lisa Decker

STATE OF TENNESSEE
COUNTY OF WILSON

PERSONALLY appeared before me, the undersigned authority, **Daniel Decker and Lisa Decker, husband and wife**, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Lebanon, Tennessee on this the 5th day of April, 2007.

TAMMY LYNN SEXTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-13-08

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $142,500.00.

AFFIANT

Sworn to and subscribed before me, this the 5th day of April, 2007.

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC
MY COMMISSION EXPIRES:
3.22.2008