PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

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104 Woodmont Blvd.
Nashville, TN 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*

BOX 50-B
RETURN TO:
~~PREPARED~~ BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 05/02/07 15:31 2 pgs
Fees:13.00 Taxes:2590.00
20070502-0052710

W & I Ref:(gj) Title No: 48504
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joshua J. Embry Robin Embry 3814 Whitland Avenue Nashville, Tennessee 37205	SUN TRUST 201 4th AVE N Nashville TN 37219

TAX MAP-PARCEL NUMBERS: 10413000100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$700,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ellen H. Pollack , unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joshua J. Embry and spouse, Robin Embry** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly 40 feet of Lot No. 12 and the easterly 10 feet of Lot No. 11, of Block "D" in the Plan of Whitland Realty Company, which is recorded in Plat Book 332, page 141, of the Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 50 feet on the north side of Bowling (now Whitland) Avenue and extend back northerly between parallel lines 200 feet, more or less, to a dead line.

Being the same property conveyed to Ellen H. Pollack by deed from Olive L. Bainbridge and husband, Glenn Bainbridge of record in Book 3705, page 259, Register's Office for Davidson County, Tennessee. By Final Judgment of Divorce of record in Book 8368, page 422, Register's Office for Davidson County, Tennessee, subject property remained vested in Ellen H. Pollack.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2007, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 332 Page 141, said Register's Office.

This is improved property, known as: 3814 Whitland Avenue, Nashville, Tennessee 37205

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 1st day of May, 2007.

Ellen H. Pollack

Ellen H. Pollack

State of TENNESSEE
County of DAVIDSON

On this 1st day of May, 2007 , before me the undersigned authority, personally appeared Ellen H. Pollack , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary

State of TENNESSEE
County of DAVIDSON My Commission Expires JULY 21, 2007

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $700,000.00

Affiant

Sworn and subscribed before me this the 1st day of May, 2007 JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

My Commission Expires: 1-26-08