WARRANTY DEED

GREGG W. CLARKE NOTARY PUBLIC STATE WILSON COUNTY

MY COMMISSION EXPIRES: JAN. 12, 2010

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$56,200.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
All-Star Title, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory A Polk	**Gregory A Polk**	**08115029000**
(NAME) **1605 UNDERWOOD STREET**	(NAME) **1605 UNDERWOOD STREET**	
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **Nashville, TN 37208**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,

MORRIS B HADDOX JR

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

Gregory A Polk

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:

Being Lot No. 31, Underwood's Addition to Nashville, as shown on plat of record in Book 21, page 117, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.
Being the same property conveyed to Samuel James Fuqua by deed from Howard Fuqua and Inez Fuqua Espy of record in Book 3067 and Page 371 on 04/18/1960 and filed for record on 04/22/1960, Register's Office for said County.
Being the same property conveyed to Morris B. Haddox, Jr. by deed from James Edgar Fuqua and Lawrence Albert Fuqua of record in Book 8874 and Page 459 on 11/23/1992 and filed for record on 02/26/1993, Register's Office for said County.

This is improved x unimproved property, known as **1605 UNDERWOOD STREET, Nashville, TN 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 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 **17th** day of **May, 2007.**

Davidson County DEEDWARR
Recvd: 05/21/07 15:36 2 pgs
Fees:13.00 Taxes:207.94

20070521-0060633

MORRIS B HADDOX JR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **MORRIS B HADDOX JR** the within named Seller(s) 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, at office, this **May 17, 2007**

Notary Public

GREGG W. CLARKE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JAN 12, 2010