Davidson County DEEDWARR
Recvd: 06/05/07 09:21 2 pgs
Fees:13.00 Taxes:916.84
20070605-0066679

WARRANTY DEED

G-VRE-07-1000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,795.00

Patty Parsons
Affiant

Subscribed and sworn to before me, this 24th DAY OF May, 2007.

Notary Public

MY COMMISSION EXPIRES: 03/12/11
(AFFIX SEAL)

KANDACE N. TOLLES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires March 12, 2011

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
Michelle K. Martin	USAA Federal Savings Bank	
Unit 101, Park Place Court	10750 McDermott Frwy	
Nashville, TN 37208	San Antonio, TX 78288	81-16-746
(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 GREGORY EUGENE POLLARD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHELLE K. MARTIN, 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 Unit 101, PARK PLACE COURT, as described in the Declaration of Covenants, Conditions and Restrictions of Park Place Court Subdivision recorded at Instrument No. 20070420-0047604, Amended at Instrument No. 20070427-0050429, and being a part of Lot 1 as shown on the plat of Park Place Court of record in Instrument No. 20060419-0044909 in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Gregory Eugene Pollard by Quitclaim Deed from P2 Development, recorded on the 8th day of August, 2006 in Instrument No. 20060808-0097480, 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 Instrument No. 20060419-0044909; 21-17; 20070420-0047604; 20070427-0050429; 20070430-0051125; Book 1755, page 324; 20060308-0027165; 20070508-0055160, Register's Office.

unimproved ( )
This is improved (X) property, known as Unit 101, Park Place Court, 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.

Witness my/our hand(s) this 24th day of May, 2007.

Gregory Eugene Pollard

STATE OF Tennessee
COUNTY OF Davidson

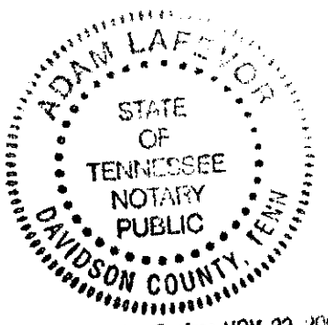
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory Eugene Pollard, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 24th day of May, 2007.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires NOV 22, 2008

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