WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/07 11:00 2 pgs
Fees:13.00 Taxes:388.50

20070605-0066891

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $105,000.00.

Affiant

Subscribed and sworn to me on May 25, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford, Attorney-at-Law
2200 Abbott Martin Road
Nashville, TN 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ron Keith 6605 River View Drive Nashville, TN 37209	SAME	103-2-98.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lawrence E. Polich and wife, Beverly Sue Polich, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Ron Keith, unmarried, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being part of Lot No. 8 of the Subdivision of the C. C. Vernon Farm, as of record in Book 161, Page 164, Register's Office for Davidson County, being the northerly part of Lot No. 4 on the unrecorded plan of said part of Lot No. 8, described according to a survey made by Z. J. Wilkinson, Surveyor, September 2, 1946, as follows:
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> Beginning on the westerly margin of Oceola Avenue at the northeast corner of the property conveyed to Mrs. Mary E. Hirsbrunner by Deed from E. C. Talley and wife, of record in Book 1634, Page 289, said Register's Office; thence with said Hirsbrunner's northerly line, westwardly 198 feet, more or less, to the easterly line of the A. J. Peal property; thence with said Peal's easterly line, northwardly 45 feet to an iron pin, the southwest corner of lot No. 2, thence with the southerly line of lots Nos. 2 and 3, eastwardly 200.8 feet to the westerly margin of Oceola Avenue; thence with same, southwardly 55 feet to the beginning.
>
> Being the same property conveyed to Lawrence E. Polich and wife, Beverly Sue Polich by Quitclaim Deed dated May 10, 1984 from Scott Alan Polich and Mary Polich of record in Book 6291, Page 462, Register's Office for Davidson County, Tennessee.
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> The conveyance of the above-described parcel of land is subject to the following:
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> 1. 2007 Davidson County and subsequent taxes are assumed by the Grantees; and
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> 2. Matters shown on plan of record in Book 161, page 164, in the Register's Office for Davidson County, Tennessee; and
>
> 3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.
>
> This property is also known as improved property located at 117 Oceola Avenue, Nashville, TN 37209.

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, his successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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

GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 our hands on May 25, 2007.

Lawrence E. Polich

Beverly Sue Polich

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 25, 2007, before me personally appeared Lawrence E. Polich and wife, Beverly Sue Polich to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 25, 2007.

NOTARY PUBLIC

My Commission Expires: 1/3/11

JOHN COBB ROCHFORD
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE