Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $445,000.00. Affiant Subscribed and sworn to before me, this the 31st day of July, 2007. Notary Public My commission expires: 11-22-10

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Pollard	James Pollard	Map: 118-09
1016 Graybar Lane	1016 Graybar Lane	Parcel: 107
Nashville, TN 37204	Nashville, TN 37204	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **COLLEEN E. HUGHEY N/K/A COLLEEN ELIZABETH HALEY AND CHRISTOPHER HALEY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES POLLARD**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 19 on the map of Section One, Oriental Golf Club Subdivision, as of record in Book 1424, page 10, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Colleen E. Hughey and Christopher Haley, as tenants in common with right of survivorship by deed from Claudia Michele Beck, unmarried of record in Instrument 200204300052908, said Register's Office, dated April 29, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1016 Graybar Lane, Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 08/02/07 09:03 2 pgs
Fees:13.00 Taxes:1646.50
20070802-0091734

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of July, 2007.

Colleen Elizabeth Haley

Christopher Haley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Colleen Elizabeth Haley and Christopher Haley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 31st day of July, 2007.

Notary Public

My Commission Expires: November 22, 2010

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY