Davidson County DEEDWARR
Recvd: 01/03/08 11:14 2 pgs
Fees:13.00 Taxes:1554.00

20080103-0000620

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 Deaderick Street, Suite 1100 P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $420,000.00. **Affiant** Subscribed and sworn to before me, this 28th day of December, 2007. Notary Public My Commission Expires: 5/2/2011

GEORGE V. CRAWFORD, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Nicholas L. Holland 914 Phillips Street Nashville, TN 37208	SAME	082-09-0-173.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GLORIA A. POHL TRUST, dated January 11, 1991,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **NICHOLAS L. HOLLAND,** hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 55, on the Map of D. T. McGavock's 1st Addition to Nashville, as shown on the plan of record in Book 10, pages 606, 609, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the western margin of Fourth Avenue North (~~formerly~~ formerly Cherry Street) 235 1/2 feet north of the intersection of Fourth Avenue and Monroe Street; thence northwardly along said Fourth Avenue 40 feet to a point within 10 feet of the northeast corner of said Lot No. 55; thence at right angles westwardly and parallel with and 10 feet southwardly from the dividing line between Lots 55 and 56 of said plan, 185 feet, more or less, to an alley; thence southwardly with said alley 40 feet to a point; thence eastwardly at right angles 185 feet, more or less, to the point of beginning.

Being the same property conveyed to Gregory Scott Pohl by deed from Charles D. Cook and wife, Joan Marie Cook, of record in Book 7869, page 921, Register's Office for Davidson County, Tennessee. By quitclaim Deed Gregory Scott Pohl conveyed subject property to Gloria A. Pohl Trust, Greg Pohl, Trustee, of record at Instrument No. 20051014-0124179, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 2007 taxes, which have been prorated and shall be paid by Grantor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This is improved property known as 1313 4th Avenue North, Nashville, TN 37208.

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 heirs and assigns, forever; and it covenants with the said Grantee that it is lawfully seized 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; and further covenants and binds itself, its successor and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 28th day of December, 2007.

GLORIA A. POHL TRUST, dated January 11, 1991

By: _____
Gregory S. Pohl, Successor Trustee

CYNTHIA BESHADA
Notary Public
In and for the State of Ohio
My Commission Expires July 27, 2009

STATE OF OHIO
COUNTY OF MONTGOMERY

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GREGORY S. POHL, SUCCESSOR TRUSTEE,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 28th day of December, 2007.

_____
Notary Public

My Commission Expires: July 27, 2009

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