# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of February, 2008

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/24/09
(AFFIX SEAL)

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 7000 Executive Center Dr., Brentwood, TN 37027

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Gladys M. Pollock | NEW OWNER | Parcel ID: |
| 373 Brewer Drive | | 16108006800 |
| Nashville, TN 37211 | | |

FOR AND IN 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

**Floyd E. Mobbs and wife, Peggy J. Mobbs**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Gladys M. Pollock, unmarried**

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. 107, on the Plan of Southwood Subdivision, of record in Plat Book 2663, Pages 125 & 126, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Floyd E. Mobbs and wife, Peggy J. Mobbs by deed from Hillview Company, of record in Book 3286, Page 37, dated October 12, 1961 and recorded October 20, 1961 said Register's Office. The said Floyd E. Mobbs aka Floyd Eulon Mobbs.

This conveyance is subject to Restrictive Covenants of record in Book 2904, Page 51; Book 7127, Page 491, Register's Office for said County.

This conveyance is made subject to: (1) 2008 taxes, which have been prorated and will be paid by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2663, Pages 125 & 126, said Register's Office.

Power of Attorney for Floyd Eulon Mobbs of record in Instrument 20070221-0016994, said Register's Office.

Power of Attorney Peggy J. Mobbs of record in Instrument 20070221-0016993, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 376 Ocala Drive, Nashville, TN 37211

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.

Davidson County DEEDWARR
Recvd: 02/21/08 11:22 2 pgs
Fees:13.00 Taxes:377.40
20080221-0016995

Witness our hands this 19th day of February, 2008.

Floyd E. Mobbs by Linda Joyce Saylor,
Attorney in Fact

Peggy J. Mobbs by Linda Joyce Saylor,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Linda Joyce Saylor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Floyd E. Mobbs as his Attorney in Fact as the free act and deed of the within named Linda Joyce Saylor.

Witness my hand and official seal at Smyrna, Tennessee the 19th day of February, 2008.

My Commission Expires: 01/24/09

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Rutherford

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