(1)

WARRANTY DEED

G-VRE-08-2811

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $628,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF June, 2008.

Notary Public

MY COMMISSION EXPIRES: July 20, 2008
(AFFIX SEAL)

CAROL L. McARTHUR NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Richard Shannon Pollard Jr.	New Owner (NAME)	
2811 Blair Blvd (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-10-236

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 ROBERT C. ARMSTRONG AND WIFE, GAEL T. ARMSTRONG, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARNOLD REALTY COMPANY, INC. AND RICHARD S. POLLARD, JR. AND WIFE, ANISSA R. POLLARD, 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 LOT 3, BRANSFORD REALTY COMPANY'S SUBDIVISION OF WESTMORELAND PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 421, PAGE 16, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ROBERT C. ARMSTRONG, UNMARRIED BY WARRANTY DEED FROM THEODORE E. EASTBURN AND WIFE, KATHRYN C. EASTBURN, RECORDED ON THE 1ST DAY OF JULY, 1991 IN BOOK 8387, PAGE 374, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. ROBERT C. ARMSTRONG IS NOW MARRIED. GAEL T. ARMSTRONG JOINS IN THE INSTRUMENT TO CONVEY ANY AND ALL MARITAL INTEREST IN AND TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE OF RECORD IN BOOK 421, PAGE 16, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 2811 Blair Blvd, Nashville, Tennessee 37212
(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.

Davidson County DEEDWARR
Recvd: 06/16/08 16:12 2 pgs
Fees:13.00 Taxes:2323.60
20080616-0062066

Witness my/our hand(s) this 12th day of June, 2008.

Robert C. Armstrong

Gael T. Armstrong

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert C. Armstrong and Gail Armstrong, 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 12th day of June, 2008.

Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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