WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2009.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BOX 50-B

PREPARED BY: BANKERS TITLE & ESCROW CORP.

RETURN TO:

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBER
Donald E. Pollard and Deborah C. Pollard	Countrywide Bank, FSB	
(NAME)	(NAME)	104-5-267
108 Craighead Avenue	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Dallas TX 75266-0694	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAMES T. STANSELL AND WIFE, LARISSA R. STANSELL**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DONALD E. POLLARD AND WIFE, DEBORAH C. POLLARD,** 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:

Land in Davidson County, Tennessee, being the southerly 50 feet front and 40 feet rear of Lot No. 448 on the Map of Richland Realty Company's Division "C" as of record in Book 421, page 31, said Register's Office.

Said part of said lot fronts 50 feet on the easterly side of Craighead Avenue and runs back 205 feet more or less on the northerly line and 200 feet on the southerly line with the northerly margin of an alley to an alley in the year, measuring 40 feet therein.

Being the same property conveyed to James T. Stansell, unmarried by deed from Bart A. Johnston and wife, Bonnie L. Johnston, of record in Instrument No. 20031001-0144962, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 108 Craighead Avenue, Nashville, TN 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 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.

BILL GARRETT, Davidson County
Trans:T20090026758 DEEDWARR
Recvd: 04/23/09 10:57 2 pgs
Fees:13.00 Taxes:1443.00
20090423-0036850

Witness our hands this 20th day of April, 2009.

James T. Stansell

Larissa R. Stansell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James T. Stansell and Larissa R. Stansell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20th day of April, 2009.

Amy Adams Gowan Notary Public

AMY ADAMS GOWAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2010