Davidson County DEEDWARR
Recvd: 08/22/03 16:00 2pgs
Fees:13.00 Taxes:542.05

20030822-0122581

WARRANTY DEED

B-PFC-03-1413

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,500.00

Affiant

Subscribed and sworn to before me this 19th DAY OF August, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/04

LAURA SHOWN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heather Grinage	Pinnacle Financial Corporation	
1413 Roberts Avenue	(NAME) 1500 Lee Road	83-2-83.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Orlando, FL 32810	
(CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

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 JEFFREY L. KIRKLAND, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HEATHER GRINAGE, unmarried, 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 the west 60 feet of the east 70 feet of Lot No. 1 on the Plan of Sharpe & Horn's Elmwood Place, of record in Book 332, page 188, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 60 feet on the northerly margin of Roberts Avenue and runs back between parallel lines, 170.5 feet to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Jeffrey L. Kirkland by Deed dated February 28, 2001 and filed for record on March 2, 2001 in Instrument Number 20010302-001945, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Being the same property conveyed to Grantor(s) by Deed recorded simultaneously herewith at Book _____, page _____, or Instrument No. _____, Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 1413 Roberts Avenue, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 19th day of August, 2003.

Jeffrey L. Kirkland

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shoun, a Notary Public of the County and State first above written, do hereby certify that Jeffrey L. Kirkland personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 19th day of August, 2003.

Laura Shoun
Notary Public

My Commission Expires: 5/30/04

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903