Davidson County DEEDWARR
Recvd: 12/01/03 11:15 2pgs
Fees:13.00 Taxes:586.45

20031201-0172395

WARRANTY DEED

B-VRE-03-1401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,500.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/3/04
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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
Robert N. Hoff, II	Pinnacle Financial Corporation	
1401 McKennie Avenue (ADDRESS)	2611 Technology Drive (ADDRESS)	83-2-15.00
Nashville, Tennessee 37206 (CITY) (STATE) (ZP)	Orlando, FL 32804 (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 JENNIFER A. ANDERSON, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT N. HOFF, II, Married, 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 No. 16 on the Plan of H.M. Doak's Subdivision, as of record in Book 332, Page 22 of the Register's Office for Davidson County, Tennessee, said Lot No. 16 fronts 50 feet on the north side of McKennie Avenue and runs back between parallel lines 174 feet to an alley, the westerly line of lot No. 16 being the easterly margin of 14th Street.

Being the same property conveyed to Jennifer A. Anderson, unmarried, by Deed dated July 27, 2000 and filed for record on August 2, 2000 in Instrument Number 20000802-0076595, Register's Office for Davidson County, Tennessee.

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

unimproved ( )
This is improved (X) property, known as 1401 McKennie Avenue, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (Cty 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 20th day of November, 2003.

Jennifer A. Anderson

STATE OF Tennessee

COUNTY OF Davidson

I, Laura Shaw, a Notary Public of the County and State first above written, do hereby certify that Jennifer A. Anderson personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of November, 2003.

Laura Shaw
Notary Public

My Commission Expires: 5/30/04

(SEAL)

LAURA SHAW
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903