Davidson County DEEDWARR
Recvd: 02/03/04 08:27 2pgs
Fees:13.00 Taxes:632.70

20040203-0012763

WARRANTY DEED

G-VR-03-1900

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Pamela Dilmore
Affiant

Subscribed and sworn to before me, this 29th DAY OF January, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06
(AFFIX SEAL)

JOHN GLEAVES 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
Pamela Dilmore	Pinnacle Financial Corporation	
1900 Boscobel Street (ADDRESS)	(NAME) 2611 Technology Drive (ADDRESS)	83-14-337
Nashville, Tennessee 37206 (CITY) (STATE) (ZIP)	Orlando, FL 32804 (CITY) (STATE) (ZIP)	

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 JASON MARTIN AND WIFE SARAH MARTIN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PAMELA DILMORE A SINGLE PERSON, 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:

Being Lot No. 140 on the Plan of Edgefield Land Co.'s First Addition as of record in Plat Book 57, Page 130, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for more complete and accurate legal description.

Being the same property conveyed to Jason Martin, a single person by deed from Jeffrey Beal and wife, Nichole Beal dated December 20,2002, and filed for record 12/27/02 as Instrument No. 20021227-0159368, said Register's Office. Said Jason Martin having since married to Sarah Martin a/k/a Sarah L. Martin. The said Sarah Martin joins in this instrument for the purposes of conveying any and all martial interest in and to said property.

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

unimproved ( )
This is improved (X) property, known as 1900 Boscobel Street, 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 29th day of January, 2004.

Jason Martin

Sarah Martin by Jason Martin
Attorny in fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 29 day of January 2004, ~~2003~~, before me personally appeared Jason Martin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Sarah Martin and who acknowledged that he/she executed the same as the free act and deed of the said Sarah Martin by virtue of that Power of Attorney, duly executed by the said Jason Martin on January 27, 2004, ~~2003~~ and recorded concurrently herewith in Instrument No. _____ or Book ~~X~~, Page ~~X~~, Register's Office for Davidson County, Tennessee. ~~X~~ 20040203001276 2

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 200~~3~~4

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

I, , a Notary Public of the County and State first above written, do hereby certify that Jason Martin [redacted] personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 29th day of January, 2004.

Notary Public

My Commission Expires: 7/29/06

(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903