WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/22/04 12:11 3pgs
Fees:18.00 Taxes:244.20

20040622-0073747

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 66,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June 2004

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT 22, 2007
(AFFIX SEAL)

DANIEL W. SCHAFF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ramona Rodriguez (NAME)	Pinnacle Financial Group (NAME)	MAP 059-13
3244 Hummingbird Drive (ADDRESS)	7600 North 16th Street, Ste 202 (ADDRESS)	PARCEL 162
Nashville, TN 37218 (CITY) (STATE) (ZIP)	Phoenix, AZ 85020 (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, Phillip Edward Arrington

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ramona Rodriguez

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, described as follows to wit: Beginning at an iron pin in the northerly margin of Hummingbird Drive, marking the southeasterly corner of the property conveyed to Don L. Jordon by Deed recorded as Instrument No. 200003068000425 in the Register's Office for Davidson County, Tennessee, and further identified as Map 59-13, Parcel 8 on the records of the Tax Assessor's Office for Davidson County, Tennessee, and being the southwest corner of this tract; thence with the line of Jordan, North 20 deg 42' 23" West, 174.88 feet to an iron pin; thence North 66 deg 23' 12" East, 82.16 feet to an iron pin; thence South 26 deg 32' 25" East, 174.86 feet to an iron pin in the northerly margin of Hummingbird Drive on a curve having a radius of 983.20 feet, a tangent of 50.04 feet, a delta of 5 deg. 49' 39" and a chord of 99.96 feet, with a chord bearing of South 66 deg 22' 25" West, for a length of 100.00 feet to the point of beginning.

EASEMENT: GRANTOR further conveys to the GRANTEE, his heirs and assigns , a permanent, perpetual easement for ingress and egress and parking on and across other property owned by the GRANTOR and located on the easterly and northerly sides of the lot above described, which easement extends westwardly from the following line to the east boundary line of the property hereinabove

CONTINUED

This is improved (X) unimproved ( ) property, known as 3244 Hummingbird Drive, Nashville, TN 37218
(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.

Witness my hand this 15th day of June, 2004

X
Phillip Edward Arrington

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 Edward Arrington

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 15th day of June 2004.

Commission expires _____

Notary Public

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

described, said line being as follows: Beginning at an iron pin in the northerly margin of Hummingbird Drive, said iron pin being North 63 deg 16' 39" East, 6.26 feet from the southeasterly corner of the real property hereinabove described; thence leaving Hummingbird Drive, North 26 deg 01' 11" East, 65.50 feet; thence North 19 deg 28' 39" West, 59.66 feet to a point; thence North 39 deg 06' 57" West, 43.65 feet to a point; thence North 58 deg 26' 11" West, 8.87 feet to a point marking the northeast corner of the real property hereinabove described; thence from the northerly boundary line of the real property hereinabove described, North 80 deg 29" 01" West, 51.77 feet to a point; thence North 84 deg 09' 24" West, 19.73 feet to a point; thence South 15 deg 33' 47" East, 34.66 feet to a point in the northerly boundary line of the property hereinabove described.

BEING the same property conveyed to Phillip Arrington, a/k/a Phillip Edward Arrington by Quitclaim Deed,from Peter Marcum, d/b/a IAB, Inc., and IAB Corporation of record at Instrument No. 20010711-0074099, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.