RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102 Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

JASON CHAFFIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 323,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF September, 2004
Notary Public
MY COMMISSION EXPIRES: 03-22-08
(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Beth Bauer (NAME)	Pinnacle National Bank (NAME)	MAP 131-8-E
104 Glendower Court (ADDRESS)	211 Commerce Street #300 (ADDRESS)	PARCEL 10
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Nashville, TN 37204 (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, Patricia A. Davis, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Beth Bauer and husband, Kevin Currie

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 Lot No. 10 on the Plan of Glendower as of record in Plat book 6250, page 927, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Patricia A. Davis, a single person by deed from Larry E. Parker, unmarried of record in Book 9591, page 124, said Registes office. The said Patricia A. Davis having conveyed her interest in subject property to Patricia A. Davis and her successors as Trustee of the Patricia A. Davis Revocable Trust dated December 10, 1998 by quitclaim deed of record in Book 11423, page 77, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Patricia A. Davis by quitclaim deed from Patricia A. Davis, Trustee of the Patricia A. Davis Revocable Trust dated December 10, 1998 as of record in Instrument No. 20040917-0112061, Registers office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 104 Glendower Court, Nashville, TN 37204
(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 14th day of September, 2004

Patricia A. Davis BY:
Hal Rosson, Attorney in Fact

Davidson County DEEDWARR
Recvd: 09/17/04 09:58 2pgs
Fees:13.00 Taxes:1195.10
20040917-0112063

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 Hal Rosson 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 on behalf of Patricia A. Davis as her Attorney in Fact, as the free act and deed of the within named Patricia A. Davis.

Witness my hand and official seal at Nashville, TN this 14th day of September 2004.



NOTARY PUBLIC

My Commission Expires: ~~May 24,~~ 1-26 2008