Davidson County DEEDWARR
Recvd: 12/16/04 13:52 2pgs
Fees:13.00 Taxes:308.95

20041216-0149755



|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$83,500.00 KKH 12/6/04
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|6 DAY OF December, 2004.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin K. Hemphill 1146 Olmested Drive ~~Murfreesboro, TN 37128~~	Pinnacle Direct Funding Corp 1500 Lee Road ~~Orlando, FL 32810~~	Map 136.10, Group B Parcel 36.00-CO

For and in 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,

Marcus A. Johnson, a single person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Kevin K. Hemphill

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:

BEING LOT 52, UNIT 52A, CONDOMINIUM SITE PLAN, LOTS 15-20, 41-56, SECTION FOUR, PRIEST LAKE FOREST, OF RECORD IN PLAT BOOK 5200, PAGE 574, AMENDING PLAT BOOK 5200, PAGE 573, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARCUS A. JOHNSON, A SINGLE PERSON, BY DEED FROM WILLIAM T. COBB AND WILLIAM M. COBB AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, DATED APRIL 6, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20010412-0036176, AND RE-RECORDED IN INSTRUMENT NUMBER 20011220-0140797, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2004 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 574, amending Plat Book 5200, Page 573, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Priest Lake Forest Condominiums, of record in Book 5931, Page 645, Book 6106, Page 610, and Book 6199, Page 270, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to Restrictive Covenants contained in Book 6021, Page 99, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 211 Seneca Forest Court, Nashville, TN 37217
(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(s) this 6 day of December, 2004.

Marcus A. Johnson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marcus A. Johnson, a single person, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1 day of December, 2004.

NOTARY PUBLIC

My Commission Expires: 3-31-07

JAMES C. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076