Box 34

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/05 15:28 2 pgs
Fees:13.00 Taxes:379.25

20050421-0044705

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of April, 2005

Notary Public:

MY COMMISSION EXPIRES: (AFFIX SEAL)

LEON SHAMBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Lisa L. Pinkston	Same	Map 052
3020 Penn Meade Way		Group 13-0-B
Nashville, TN 37214		Parcel 136.00-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

Opal Inez Calahan, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Lisa L. Pinkston
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 Unit 174 on the Condominium Site Plan of River Glen, a Planned Unit Development, Phase IV, Section 2, of record in Book 9700, Page 858, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Opal Inez Calahan, unmarried, by deed from Brian P. Ewing and wife, Michelle S. Ewing f/k/a Michelle L. Spivey, of record in Instrument 20030702-0091844, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Book 6762, Page 208; Book 7566, Page 571; Book 11532, Page 610; and Book 10630, Page 501, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 858, said Register's Office; (3) Utility Easements of record in Book 7061, Page 172 and Book 7061, Page 196, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3020 Penn Meade Way, Nashville, TN 37214

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 April, 2005.

Opal Inez Calahan

Opal Inez Calahan

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 Opal Inez Calahan, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of April, 2005.

My Commission Expires: 01/24/09

Notary Public

