WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE My Commission Exp. JULY 30, 2005

Davidson County DEEDWARR
Recvd: 06/30/05 12:25 2 pg
Fees:13.00 Taxes:889.85

20050630-0075432

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Rinner	**Sunshine Mortgage Corporation**	**Map 160-4**
(NAME) **421 Eatherly Drive**	(NAME) **P.O. Box 9274**	**Parcel 125**
(ADDRESS) **Nashville, TN 37220**	(ADDRESS) **Marietta, GA 30065**	
(CITY) (STATE) (ZIP)	(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, **LINDA K. WARBRITTON, YVONNE P. NORMAN, AND JANET BRENNER RICE** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT A. RINNER, unmarried,** 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. 61 on the Plan of Section 4, Brentview Hills of record in Plat Book 3842, page 225, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joe A. Pendergrass and wife, Mae H. Pendergrass by deed from Claude Dunn Construction Company, of record in Book 4354, page 529, Register's Office for Davidson County, Tennessee. Joe A. Pendergrass died on August 16, 1989, with his interest passing by operation of law to his wife, Mae H. Pendergrass. Mae H. Pendergrass died on February 25, 2004, with her interest in the property being devised in her will to the Grantors. Probate Order of record as Instr. No. 20040323-0032432, said Register's Office.

Yvonne P. Norman is signing on behalf of Linda K. Warbritton pursuant to the Power of Attorney, of record as Instrument No. 20050630007543 1, Register's Office for Davidson County, TN

This conveyance is made subject to all conditions easements; and all other matters of record in the Register's Office for Davidson County, Tennessee: (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 3842, page 225, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 425 Eatherly Drive, Nashville, TN 37220
mailing address 421 Eatherly Drive, Nashville, TN 37220
(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 our hands this 24th day of June, 2005.

Janet Brenner Rice
Janet Brenner Rice

Linda K. Warbritton
Linda K. Warbritton
By: Yvonne P. Norman, Attorney in Fact

Yvonne P. Norman
Yvonne P. Norman

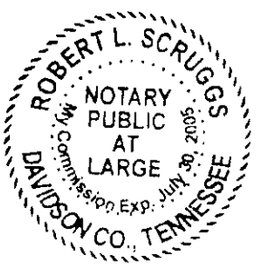
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 24th day of June, 2005, before me personally, **Yvonne P. Norman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf **Linda K. Warbritton** and acknowledged that she executed the same as the free act and deed of **Linda K. Warbritton.**

Witness my hand and official seal at Nashville, Tennessee this 24th day of June, 2005.

Commission expires:



Robert L Scruggs Notary Public

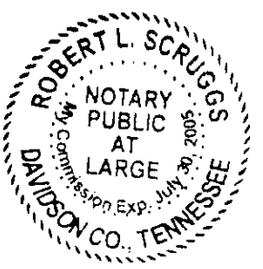
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Yvonne P. Norman**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of June, 2005.

Commission expires:



Robert L Scruggs Notary Public

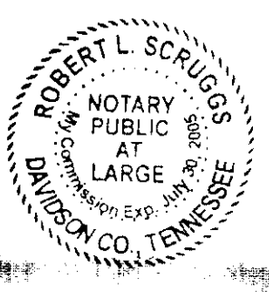
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, **Janet Brenner Rice** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of June, 2005.

Commission expires:



Robert L Scruggs Notary Public