Record Book 1644

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/26/06 16:03 2 pgs
Fees:12.00 Taxes:0.00
20060126-0010277

[redacted]

20050519-0056464

STATE OF CALIFORNIA
COUNTY OF Alameda

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS: $174,000.00.

Affiant

Subscribed and sworn to before me this 24th day of May, 2005

Notary Public
My Commission expires: My Commission Expires JULY 21, 2007
(Affix Seal)

SON SOUTHERIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
J. Rodney Barlow	Pinnacle Financial d/b/a Tristar Lending Group	083-13-0-175.00
575 14th Street #4	2611 Technology Drive	
San Francisco, CA 94103	Orlando, FL 32804	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jackson H. Miller, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **J. Rodney Barlow**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT NO. 1
Being parts Lots Nos. 133, 134, and 135 on East Edgefield Plan of Lots recorded in Book 21, page 147, , Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said parts of lots front 42 feet on the east side of 11th Street and run back between parallel lines, parallel to and 42 feet north of Boscobel Street, 140 feet to an alley.

**

The property is subject to the following:

- Taxes and assessments for the year 2005 in the estimated amount of $975.54 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 21, page 147, Register's Office Davidson County, Tennessee.

This is improved property known as: **319 South 11th Street, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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.

** Being the same property conveyed to Jackson H. Miller, married, from Shelia M. Finney, by deed on September 30, 2003, of record in Instrument Number 20031002-0145827, Register's Office for Davidson County, Tennessee. The said Sheila M. Finney and Sheila M. Hawkins are one and the same person.

The reason for re-recording this document is to add the derivation clause to legal description.

WITNESS our hands this May 9, 2005.

Jackson H. Miller

Sabrina Langlois

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jackson H. Miller, married*** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

* and wife, Sabrina Langlois

WITNESS my hand and Official Seal at office this May 9, 2005.

My commission expires _____

_____
Notary Public

JASON C. GUTHRIE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007