40-A

Davidson County DEEDWARR
Recvd: 02/28/06 09:48 2 pgs
Fees:13.00 Taxes:621.60
20060228-0022788

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

James H. Pinkston, Jr. and wife,
Leanne Pinkston
7424 Highway 70 South
Nashville, TN 37221

SEND TAX BILL:

PrimeTrust Bank
7516 Highway 70 So. Suite 110
Nashville, TN 37221

MORTGAGEE:
PrimeTrust Bank
7516 Highway 70 South, Suite 110
Nashville, TN 37221

MAP AND PARCEL:
MAP 142-6
PARCEL 1

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Martha Ann Holland, a widow** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **James H. Pinkston, Jr. and wife, Leanne Pinkston**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Cross Timbers Subdivision, Section I of record in Plat Book 3700, page 37, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Delonial L. Holland and wife, Martha Ann Holland by deed from James F. Collier and wife, Mary Lou Collier of record in Book 5037, page 92, Register's Office for Davidson County, Tennessee. The said Delonial L. Holland died on December 21, 2005 leaving Martha Ann Holland as his surviving spouse.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 7424 Highway 70 South, Nashville, TN 37221.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the

singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 24th day of February, 2006.

Martha Ann Holland

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Martha Ann Holland, a widow, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 24 day of February, 2006.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $168,000.00.

AFFIANT

Subscribed and sworn to before me
this 24 day of February, 2006.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007