WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/21/06 15:28 2 pgs
Fees:13.00 Taxes:294.15

20060421-0046167

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 79,500.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
18th DAY OF April 2006
Notary Public
MY COMMISSION EXPIRES 11-23-09
(AFFIX SEAL)

DIXIE SEAGRAVES
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER
My Comm. Exp. 11-23-2009

THIS INSTRUMENT WAS PREPARED BY
Title Escrow-Robertson County, 2784-A Highway [illegible] Whites Creek, Tennessee 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra K. Backner	Pinnacle National Bank	133-1-79
(NAME)	(NAME)	
3204 Willow Canyon St.	2300 West End Avenue	
(ADDRESS)	(ADDRESS)	
Thousand Oaks, CA 91362	Nashville, TN 37201	
(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, M. Lee Barrett, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra K. Backner and James Backner, wife and husband

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. 73 on the Plan of Patterson's Subdivision of Maple Hill, of record in Book 332, Page 74, Register's Office for said County.

Said Lot No. 73 fronts 50 feet on the southerly side of Patterson Street and runs back 167.7 feet on the easterly line and 168.2 feet on the westerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to M. Lee Barrett, Jr. by deed from Divine Capital, LLC of record as Instrument Number 20060413-0042723 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters on plan of record in Book 332, Page 75, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

unimproved ( )
This is improved (X) property, known as 515 Patterson Street, Nashville, TN 37211
(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 this 18th day of April, 2006

M. Lee Barrett, Jr.

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 M. Lee Barrett, Jr.

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at White House, Tennessee, this 18th day of April 2006.

Commission expires 11-23-09

Notary Public

DEE SEAGRAVES
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
NOV. 23, 2009
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public of said and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

Notary Public