.eturn to:
All-Star Title, Inc.
120 Donelson Pike, Ste 201
Nashville, TN 37214
Ph: (615) 883-5883 Fax (615) 883-7543

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Davidson County DEEDWARR
Recvd: 04/27/06 13:56 3 pgs
Fees:18.00 Taxes:710.40

20060427-0048418

The actual consideration or value, whichever is greater, for this transfer is $192,000.

Dorothy L. Crippens
Affiant

Subscribed and sworn to before me on this 12 day of April, 2006.

Notary Public
My Commission Expires SEPT. 19, 2009

KRISTIAN CARTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

This instrument was prepared by:

Jeffrey W. Blackshear
One Vantage Way, Suite B-105
Nashville, Tennessee 37228

My commission expires: _____.

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Van & Theodora Pinnock 3513 Geneva Circle Nashville, Tennessee 37209	SAME AS NEW OWNER	92-5-79

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named "Grantees", and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Dorothy Crippens and son, David Lee Crippens, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto Van Pinnock, and wife Theodora Pinnock, hereinafter called the Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 118, as shown on the map entitled College Hill, Section 5, of record in Plat Book 2900, page(s) 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DOROTHY L. CRIPPENS AND HER SON, DAVID LEE CRIPPENS, AS JOINT TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, by deed from JULIAN W. BLACKSHEAR, JR., TRUSTEE, of record as Instrument No. 20050916-0111645, dated September 14, 2005, said Register's Office.

This conveyance is made subject to:

1. 2006 taxes, which have been prorated and assumed by Grantee.

This is improved property known as 3513 Geneva Circle, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 12 day of April, 2006.

Dorothy Crippens
DOROTHY CRIPPENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned notary public in and for said County and State the within Dorothy Crippens, the bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 12th day of April, 2006.

NTHIA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires SEPT. 19, 2009

My commission expires:_____

WITNESS my hand this 11 day of April, 2006.

David Lee Crippens
DAVID LEE CRIPPENS

NOTARY PUBLIC CALIFORNIA

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

Personally appeared before me the undersigned notary public in and for said County and State the within David Lee Crippens, ~~the bargainor, with whom I am personally acquainted and~~ who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 11 day of April, 2006.

NOTARY PUBLIC

My commission expires:_____

JOGINDER S. AHLUWALIA
Commission # 1434869
Notary Public - California
Los Angeles County
My Comm. Expires Sep 10, 2007