TT

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

My Commission Expires NOV. 22, 2008

B-KH-06-846

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,500.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chad W. Pinkston	First Bank	
846 Beth Dr.	(NAME) 6110 Shallowford Rd, #2	84-5-79.00
(ADDRESS) Nashville, TN 37206	(ADDRESS) Chattanooga, TN 37421	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we B.I.G. DEVELOPMENT, INC., AND AND DAN EATON D/B/A VINTAGE BUILDERS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHAD W. PINKSTON AND JESSICA W. PINKSTON, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 8, Cumberland Meadows, Section Two, First Amendment, as shown on plat of record in Instrument No. 20050525-0059134, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to B.I.G. Development, Inc. and Dan Eaton dba Vintage Builders by Warranty Deed from Emogene Knowles Hardy and Virginia Miller recorded November 13, 2003 in Instrument No. 20031113-0165907, Register's Office for Davidson County, Tennessee and being part of the same property conveyed to B.I.G. Development, Inc. by General Warranty Deed from James H. Witt, recorded March 24, 2004 in Instrument No. 20040324-0033032, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Inst. No. 20050525-0059134, Inst >o. 20051230-0156873; Book 4007, Page 49; Book 4008, Page 192; Book 3430, Page 142; Inst. No. 20040824-0102318; and Inst. No. 20010214-0014199; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 846 Cumberland Meadows, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Davidson County DEEDWARR
Recvd: 05/11/06 14:14 2 pgs
Fees:13.00 Taxes:715.95
20060511-0055537

Witness my/our hand(s) this 5th day of May, 2006.

B.I.G. Development, Inc., and

BY: _____
Steve Neighbors

ITS: _____

_____
Dan Eaton

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

On this the 5th day of May, 2006, before me personally appeared Steve Neighbors, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of B.I.G. Development, Inc., and the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 5th day of May, 2006.

_____
Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dan Eaton, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of May, 2006.

_____
Notary Public

My Commission Expires: 11/22/08

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903

~~Prepared by:~~ Return to:
CUMBERLAND TITLE COMPANY
695 President Place, Suite 202
Smyrna, TN 37167