Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 06/07/06 15:23 2 pgs
Fees:13.00 Taxes:1006.40

20060607-0067828

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $272,000.00

Mary Jo Nash
Affiant

Subscribed and sworn to before me, this 31st day of May, 2006.

M L Hickernell
Notary Public
My commission expires: ~~02/22/09~~ 1-29-09

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

03-0605-33653

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William J. Harvey, III	Pinnacle National Bank	103-04-0-056.00
4403 Idaho Avenue	211 Commerce St # 300	
Nashville TN 37209	Nash., TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Kaarin S. Copeland Pritchett, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to William J. Harvey, III and Matthew R. Givens, hereinafter called the Grantees, their successors 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. 304 of Block 17, on the Plan of Charlotte Park Company's First Addition, of record in Book 57, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kaarin S. Copeland by deed from Shamrock Holdings, Inc., dated 3-24-98, of record in Book 10857, Page 584, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Kaarin S. Copeland by quitclaim deed from Daron Boys and wife, Kaarin Boys of record in Instrument No. 20020926-0117482, Register's Office for Davidson County, Tennessee. Kaarin S. Copeland having since married and now being known as Kaarin S. Copeland Pritchett.

Dustin Pritchett, husband of Kaarin S. Copeland Pritchett, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4403 Idaho Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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 31st day of May, 2006.

Kaarin S. Copeland Pritchett

Dustin Pritchett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kaarin S. Copeland Pritchett and Dustin Pritchett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of May, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN