Davidson County DEEDWARR
Recvd: 06/16/06 14:46 2 pgs
Fees:13.00 Taxes:1239.50

20060616-0072216

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $335,000.00

Affiant

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

Notary Public
My commission expires:

JIM R. VANDERPOOL NOTARY PUBLIC AT LARGE MY COMMISSION EXPIRES APR. 14, 2008 WILLIAMSON COUNTY, TN

03-0605-33649

Address of New Owner:	Send Tax Bills to:	Tax Information
J. David Pearson 2424 Abbott Martin Road Nashville TN 37215	Same	117-13-0-085

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, Patricia Denise Miller, unmarried, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to J. David Pearson, hereinafter called the Grantee, his 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. 49, on the Plan of Woodmont Estates, No. 2, of record in Book 1130, Page 99, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Patricia Denise Miller by deeds from India M. Watterson and husband, James R. Watterson, of record in Book 9492, Page 209 dated 9-10-94; Book 9575, Page 442, filed 1-20-95; Book 9914, Page 184, dated 1-08-96; Book 10331, Page 280, dated 1-17-97; Book 10796, Page 412, dated 1-09-98; Book 11339, Page 460, dated 1-06-99; and Instrument No. 20000202-0011037, dated 1-03-00, Register's Office for Davidson County, Tennessee.
>
> 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 2424 Abbott Martin Road, Nashville, TN 37215

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. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 12th day of June, 2006.

Patricia Denise Miller

Patricia Denise Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand in Nashville, TN, this 12th day of June, 2006.

Diane K. Mann
State of Tennessee at Large

My Commission expires 02/22/09

