Prepared by:
Realty Title & Escrow Company, Inc.
4721 Andrew Jackson Pkwy
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 07/26/06 11:06 2 pgs
Fees:13.00 Taxes:377.40

20060726-0090114

15-0607-150772

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $102,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2006.

Notary Public
My commission expires: MY COMMISSION EXPIRES: May 3, 2010

JENIFER L. WISE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Phyllis Barger	Pinnacle Financial Corporation	86.07-41.00
1040 Jacksons Valley Road	2611 Technology Drive	
Hermitage TN 37076	Orlando, FL 32804	

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, Byron F. Stephens, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Phyllis Barger and husband Stephen D. Barger, Sr., 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. 25, on the Plan of Phase 1, Section Two, Jackson's Retreat, of record in Book 5200, Pages 334-335, as amended in Book 5972, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Neal E. Barnes by deed from Mary Beth Gardiner, unmarried, dated September 28, 1990, recorded October 2, 1990, of record in Book 8207, page 968, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Byron F. Stephens by deed from Neal E. Barnes, dated April 8, 2005, recorded April 11, 2005, of record in Instrument No. 20050411-0039474, 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 1040 Jacksons Valley Road, Hermitage, TN 37076

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 24th day of July, 2006.

Byron F Stephens by Joseph Preciado his attorney-in-fact

Byron F. Stephens by Joseph Preciado
His attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Joseph Preciado, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Byron F. Stephens and that he is authorized by Joseph Preciado to execute this instrument on his behalf.

Witness my hand in Hermitage, TN this 24th day of July, 2006.

Jennifer L Wise

State of Tennessee at Large

My Commission expires

MY COMMISSION EXPIRES:
May 3, 2010

JENIFER L. WISE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY