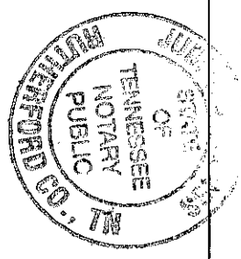
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/06 12:38 2 pgs
Fees:13.00 Taxes:325.60
20060824-0104529



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Darrell Robertson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of August, 2006

Notary Public

MY COMMISSION EXPIRES: March 15, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruth Stewart	Pinnacle Direct Funding Corporation	136-10-0-A/34.00CO
(NAME)	(NAME)	
2839 Lake Forest Dr.	1500 Lee Road	
(ADDRESS)	Orlando, Fl 32810	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Anthony A. Desoto and wife, Michelle A. Desoto,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ruth Stewart, a married person joined by her spouse Michael Stewart,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 13, Unit 13, Condominium Site Plan Lots 11-14, 57-62, Section Three of Priest Lake Forest of record in Plat Book 5800, page 263, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Household Financial Center, Inc. by Substitute Trustees deed dated November 12, 2004 and filed for record as Instrument No. 20041122-0139941 and further conveyed to Anthony A. DeSoto and Michelle A. DeSoto, husband and wife, by Special Warranty Deed from Household Financial Center, Inc., dated April 15, 2005 and filed for record as Instrument No. 20050426-0046511 in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters appearing on the plan of record in Plat Book 5800, page 263, Register's Office for Davidson County, Tennessee.

Subject to any and all existing easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

The 2006 county taxes have been prorated and assumed by the Grantee.

Subject to any and all zoning regulations, building restrictions and setback lines if anyand any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 2839 Lake Forest Dr., Nashville, TN 37217
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 21st day of August, 2006.

Anthony A. Desoto

Michelle A. Desoto by Darrell Robertson Attorney in fact

Michelle A. Desoto, by Darrell Robertson, her 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, the withinnamed Anthony A. .Desoto the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of August, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public



State of Tennessee
County of Davidson

On this the 21 day of August, 2006, before me personally appeared Darrell Robertson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Michelle A. Desoto, and who acknowledged that he executed the same as the free act and deed of the said Michelle A. Desoto by virtue of that Power of Attorney, duly executed by the said Michelle A. Desoto and Anthony A. Desoto and appearing of record as Instrument No. 20060824-0104528 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal at Nashville, Tennessee this 21st day of August, 2006.

Commission expires: March 15, 2008

Judith C. Jacobs Notary Public

