BILL GARRETT, Davidson County
Trans:T20090029967 DEEDWARR
Recvd: 05/06/09 09:30 2 pgs
Fees:13.00 Taxes:499.50
20090506-0041471

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Dorothy G. Crockarell
634 Weatherbeaten Place
Hermitage, TN 37076

MORTGAGEE
Pinnacle National Bank
211 Commerce St., Suite 300
Nashville, TN 37201

SEND TAX BILLS
Pinnacle National Bank
211 Commerce St., Ste. 300
Nashville, TN 37201

MAP-PARCEL:
MAP 064-12-0-A
PARCEL 634.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ronny L. Pearson and wife, Rita G. Pearson,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Dorothy G. Crockarell, an unmarried woman,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 634, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Ronny L. Pearson and wife, Rita G. Pearson by deed from Alice T. Byram, a widow, dated September 25, 1997 and of record in Book 10629, Page 505, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including Master Deed of record in Book 5535, Page 713, amended in Book 5895, Page 516, amended in Book 5936, Page 301, amended in Book 6370, Page 817, amended in Book 8510, Page 92, and amended in Book 8510, Page 95; and By-Laws of record in Book 4956, Page 590, amended in Book 5174, Page 609, amended in Book 5548, Page 852, amended in Book 5564, Page 582, amended in Book 5896, Page 1, and amended in Book 8510, Page 100; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 6250, Page 118, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **634 Weatherbeaten Place 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 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 30th day of April, 2009.

Ronny L. Pearson

Rita G. Pearson

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ronny L. Pearson and wife, Rita G. Pearson, the bargainor(s) 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 30th day of April, 2009.

NOTARY PUBLIC

My Commission Expires: 1.2.12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $135,000.00.

Dorothy G. Crockarell
AFFIANT

Subscribed and sworn to before me this 30th day of April, 2009.

NOTARY PUBLIC

My Commission Expires: 1.2.12

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY