39-B

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Emily M. Garman
3614 Pilcher Avenue
Nashville, Tennessee 37209

SEND TAX BILL TO:
Pinnacle National Bank
211 Commerce St. Ste 300
Nashville, TN 37201

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

MAP 104-1
GROUP
PARCEL 255.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Polly Ringo Perkins, married, (fka Polly C. Ringo, unmarried)** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Emily M. Garman, a single person**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to Polly C. Ringo, unmarried by deed from Adrienne Young, a single person of record in Instrument no. 20041213-0147737, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **3614 Pilcher Avenue, Nashville, Tennessee 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 GRANTEE, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

*Forrest Perkins, spouse of Polly Ringo Perkins, hereby joins in this conveyance transferring all his right, title, and interest in said property, marital or otherwise.

BILL GARRETT, Davidson County
Trans:T20090031475 DEEDWARR
Recvd: 05/12/09 14:13 3 pgs
Fees:18.00 Taxes:715.95
20090512-0043732

WITNESS our hands this the **30th** day of **April, 2009.**

Polly Ringo Perkins

Forrest Perkins

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Polly Ringo Perkins and Forrest Perkins**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of April, 2009.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $193,500.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 5-8-2012

SANDI WILLE IRONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Exhibit "A"

Land in Davidson County, Tennessee, being the easterly 50.0 feet front and the westerly 25.0 feet rear of Lot No. 173 and the easterly 25.0 feet triangular strip pff the rear of Lot No. 172 on the Plan of Map of West Grove Addition, of record in Book 421, page 88, Register's Office, Davidson County, Tennessee.

BEGINNING at a point in the north margin of Pilcher Avenue, the common corner of Lots Nos. 173 and 174, being the southwest corner of the property conveyed to Raymond T. Snoddy and wife, by deed from Thurman Sensing, Trustee, of record in Book 1153, page 614, said Register's Office; thence with Snoddy's westerly line northerly 370.0 feet, more or less, to a point in the southerly margin of the right-of-way of the N.C. and St. L. Railroad; thence with said Railroad westerly 50.0 feet to a point 25.0 feet west of the common corner of Lots Nos. 172 and 173; thence southerly parallel to Snoddy's westerly line 357.5 feet, more or less, to the north margin of Pilcher Avenue; thence with the margin of the same easterly 50.0 feet to the beginning.