This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A. (DRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 09/09/02 16:18 4pgs
Fees:23.00 Taxes:1331.00
20020909-0109281

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Pinnacle Financial Partners, Inc. 211 Commerce Street, Suite 300 Nashville, TN 37201	Same	Map 26 Part of Parcel 152

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **NORTH CREEK ASSOCIATES, LTD. LCC, L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **PINNACLE FINANCIAL PARTNERS, INC.**, a Tennessee corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all parties claiming by, through or under the Grantor, but not further or otherwise.

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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 6th day of September, 2002.

NORTH CREEK ASSOCIATES, LTD. LCC, L.P.

By: AFPC Equity Investors, Ltd., General Partner

By: 222 Partners, Inc., General Partner

By: _____
Robert E. Lehning, Jr.,
Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert E. Lehning, Jr., 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, and who further acknowledged that he is the Vice President of 222 Partners, Inc., a Tennessee corporation, the general partner of AFPC Equity Investors, Ltd., L.P., a Tennessee limited partnership, which is the general partner of North Creek Associates, Ltd. LCC, L.P., a Tennessee limited partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of September, 2002.

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

_____
Notary Public

My Commission Expires:
7-24-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $359,730.00.

_____
Affiant

Subscribed and sworn to before me this 6th day of September, 2002.

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

_____
Notary Public

My Commission Expires:
7-24-04

210404.1 / 2388-13

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 15 on the Final Plat, Section Eleven, Northcreek Commons, of record as Instrument No. 20020905-0107680, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to North Creek Associates, Ltd., a Tennessee limited partnership, by deed of record in Book 6782, page 335, in the Register's Office for Davidson County, Tennessee. North Creek Associates, Ltd. being now known as North Creek Associates, Ltd. LCC, L.P.

EXHIBIT B

1. Real estate taxes for 2002, a lien, but not yet due and payable, which have been prorated between the parties and shall be paid by Grantee.

2. Declaration of Protective Covenants and Owners Association for Northcreek Commons, Goodlettsville, Davidson County, Tennessee, including, but not limited to, easements, assessments, special assessments, charges and liens, of record in Book 7118, page 938, as amended by instruments, of record in Book 7245, page 958, Book 8195, page 337, and Book 9780, page 183, said Register's Office.

3. Deed for right-of-way and easement to City of Goodlettsville of record as Instrument No. 20001214-0122977, said Register's Office.

4. All matters shown on the Final Plat, Section Eight, Northcreek Commons, of record in Book 9700, page 32, said Register's Office.

5. All matters shown on the Final Plat, Section Eleven, Northcreek Commons, of record as Instrument No. 20020905-0107680, said Register's Office, and Surveyor's Report, dated August 30, 2002.

6. Declaration of Easements, of record as Instrument No. 20020909-0109280, said Register's Office.

7. Rights of others in and to the common areas.