WARRANTY DEED

G-VRE-03-0316

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF November, 2003.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO (NAME)	MAP-PARCEL NUMBERS
Keith Simmons	New Owner ~~Pinnacle National Bank~~	
316 Chesterfield Avenue	3814 Richland Ave. ~~211 Commerce Street, Suite 300~~	104.10-0-3 CO
(ADDRESS) Nashville, Tennessee 37212	(ADDRESS) Nashville, TN 37205 ~~Nashville, TN 37201~~	104063
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMES L. MOHS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KEITH SIMMONS AND WIFE, KAY SIMMONS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being unit Number C on the Plan of Chesterfield Avenue Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et. seq. as ammended, Tennessee code Annotated, and as established by a Master Deed and By Laws, of record in Instrument Number 200001260008578, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Chesterfield Avenue Condominiums, as shown on Exhibit "A" to the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to James L. Mohs by Warranty Deed from Edward Simpson, married, executed on June 5, 2000 and filed for record on June 7, 2000 in Instrument Number 200006070056961, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Master Deed Instrument Number 200001260008578, Reigster's Office for Davidson Counrty, Tennessee.

unimproved ( )
This is improved (X) property, known as 316 Chesterfield Avenue, Nashville, Tennessee 37212
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 25th day of November, 2003.

James L. Mohs

Davidson County DEEDWARR
Recvd: 12/03/03 15:50 2pgs
Fees:13.00 Taxes:529.10

20031203-0174157

STATE OF Tennessee
COUNTY OF Davidson

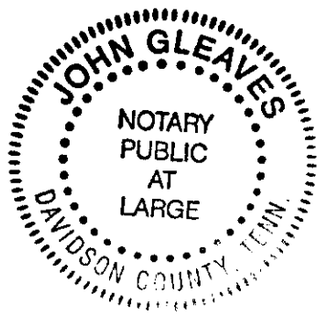
I, John Gleaves, a Notary Public of the County and State first above written, do hereby certify that James L. Mohs, unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 25th day of November, 2003.

Notary Public

My Commission Expires: 7/29/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903