Return to:

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This Instrument prepared by:
Bankers Title & Escrow Corporation
5409 Maryland Way, Suite 120
Brentwood, TN 37027

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | MAP-PARCEL |
|---|---|---|
| Benjamin Mark Hirst | Pinnacle National Bank | Map 116-8-J |
| 223 Woodmont Circle | 211 Commerce Street, Suite 300 | Parcel 1 |
| Nashville, TN 37205 | Nashville, Tennessee 37201 | |

Davidson County DEEDWARR
Recvd: 03/30/04 13:52 2pgs
Fees:13.00 Taxes:1110.00
20040330-0035594

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, NATIONAL RESIDENTIAL NOMINEE SERVICES INC., a Delaware Corporation, the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Benjamin Mark Hirst & Hailey Husband Hirst as Husband and Wife (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 1 on the Plan of Revised Kenner Manor, as of record in Plat Book 6250, page 777, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to National Residential Nominee Services, Inc. by deed from Patrick M. Boyle and wife, Alison S. Boyle of record in Instrument No. 20040330-0035593, Register's Office for said County.

This is improved property known as 223 Woodmont Circle, Nashville, TN 37205.

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.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 18th day of February, 2004.

NATIONAL RESIDENTIAL NOMINEE SERVICES, INC., a Delaware Corporation.

By: Sherri Fowler

Its: Vice President

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public of said county and state, Sherri Fowler with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Vice President of National Residential Nominee Services, Inc., a Delaware Corporation 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 18 day of February, 2004.

Terry R Hembree
Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 300,000.00.

N Bilbrey
Affiant

Subscribed and sworn to before me this 26th day of March, _____.

Notary Public

My Commission Expires: 1/4/06