This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)*
2525 West End Avenue
Suite 1500
Nashville, Tennessee 37203

Davidson County DEEDQC
Recvd: 08/08/05 08:32 5 pg
Fees:28.00 Taxes:111.00
20050808-0092863

QUITCLAIM DEED

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Leland D. Watts 2819 Gallatin Road Nashville, TN 37216	Same	92-5-0 169.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PINNACLE NATIONAL BANK** (hereinafter "Grantor"), a national banking association, does hereby quitclaim and convey unto **LELAND D. WATTS** ("Grantee"), an individual, his heirs and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described with greater particularity in **Exhibit A**, attached and incorporated by reference (the "Property")

This is improved property with a street address of 3019 Albion Street, Nashville, Tennessee 37209. Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property, including without limitation all zoning restrictions.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed ~~on~~ as of 7th this ~~18th~~ day of July, 2005.

GRANTOR:

PINNACLE NATIONAL BANK

By: _____ SVP

Gerald M. Hampton, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $30,000.00.

X _____
Leland D. Watts

Subscribed and sworn to before me, this 18th **day of July, 2005.**

_____
NOTARY PUBLIC

My Commission Expires:

July 29, 2006

SUSANNE C. PUGH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

*The preparer of this Quitclaim Deed has done so to facilitate a loan closing associated therewith and has not performed a title search, reviewed a survey or restrictive covenants, etc. for purposes of the sale. The preparer relied upon information provided by the Grantor herein.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Gerald M. Hampton**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Senior Vice President of Pinnacle National Bank, the within-named bargainor, a national banking association, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Senior Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 18th day of July, 2005.

Susanne C. Pugh
Notary Public

SUSANNE C. PUGH
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My commission expires:

July 29, 2006

EXHIBIT A

(Property Description)

Real Property being in Davidson County, Tennessee, and being more particularly described as follows:

BEING the westerly 40 feet of Lot No. 21 on the Plan of George I. Waddey's Subdivision of Blocks 16 and 26 of Midway, as of record in Book No. 421, Page 55, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 21 fronts 40 feet on the south side of Eden Street, now Albion Street, and runs back between parallel lines on the easterly margin of 21st Avenue, North, formerly Home Street, 140 feet to an alley.

BEING the same property conveyed to Warren E. Phillips by deed recorded at Instrument No. 20021209-0151176, Register's Office for Davidson County, Tennessee and subsequently conveyed to Pinnacle National Bank by Successor Trustee's Deed of record at Instrument No. 20050303-0023649, Register's Office for Davidson County, Tennessee.

This is the same description used in the prior deed of record.

PROPERTY ADDRESS:
3019 Albion Street
Nashville, Tennessee 37209
TAX ID: Map 092-05, Parcel 169