WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,500.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2005.

Notary Public

MY COMMISSION EXPIRES 4-25-06
(AFFIX SEAL)

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.
My Commission Expires APRIL 25, 2006

B-CM-05-6540

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Waller	Pinnacle National Bank	
6540 Brownlee Drive (ADDRESS)	211 Commerce Street, Suite 300 (ADDRESS)	115-6-31
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (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 BONNIE LEE MCCOLLUM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN WALLER AND WIFE, CHRISTINIA A. WALLER, 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:

SEE ATTACHED EXHIBIT "A"

Davidson County DEEDWARR
Recvd: 12/27/05 11:07 3 pgs
Fees:18.00 Taxes:1078.55
20051227-0153724

unimproved ( )
This is improved (X) property, known as 6540 Brownlee Drive, Nashville, Tennessee 37205
(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 16th day of December, 2005.

Bonnie Lee McCollum

STATE OF Tennessee

State of Tennessee

COUNTY OF Davidson

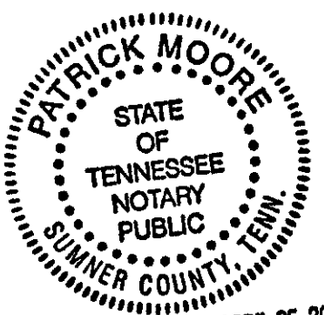
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie Lee McCollum, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of December, 2005.

Notary Public

My Commission Expires:

(SEAL)



My Commission Expires APRIL 25, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903

EXHIBIT "A"

BEING LOT NO. 137 ON THE PLAN OF WEST MEADE ESTATES, SECTION II, AS OF RECORD IN BOOK 2900, PAGE 118, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHEASTERLY MARGIN OF BROWNLEE DRIVE, THE COMMON CORNER OF LOTS NOS. 137 AND 138; THENCE NORTHEASTERLY ALONG THE LINE BETWEEN SAID TWO LOTS 197.9 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 83° 15' EAST 196.82 FEET TO A CONCRETE MONUMENT IN THE WESTERLY MARGIN OF PENNYWELL DRIVE; THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID DRIVE, 12.87 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING SOUTHERLY ALONG THE MARGIN OF PENNYWELL DRIVE 178.19 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING SOUTHERLY 43.94 FEET TO A CONCRETE MONUMENT, THE BEGINNING OF A CURVE TO THE RIGHT; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET, 39.27 FEET TO A POINT IN THE NORTHEASTERLY MARGIN OF BROWNLEE DRIVE; THENCE WESTERLY ALONG THE SAID MARGIN OF SAID DRIVE, 115.83 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING WESTERLY 94.17 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO BONNIE LEE MCCOLLUM BY QUITCLAIM DEED FROM LARRY L. MCCOLLUM, JR. AND TAMALA M. SHANNON, BEING ALL THE HEIRS-AT-LAW OF LARRY L. MCCOLLUM, DECEASED, RECORDED ON THE 26TH DAY OF AUGUST, 1999 IN DEED BOOK 11636, PAGE 598, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.