McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $868,000.00

Affiant

Subscribed and sworn to before me, this 6th day of October, 2006.

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 10/17/06 10:42 3 pgs
Fees:18.00 Taxes:3211.60
20061017-0128733

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Mahdavi Family Trust	**Pinnacle Financial Partners, Inc.**	**Map 103-2, Parcel 153**
16443 Mildwood	**211 Commerce Street, Suite 300**	
Granada Hills, CA 91344	**Nashville, TN 37201**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Stephen K. Rush, a married man, and Phillip V. Rush, a single man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Asghar Mahdavi and Nancy Mahdavi, Trustees of the Mahdavi Family Trust dated 1/30/2003

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in Nashville, Davidson County, Tennessee, fronting on Corbett Lane and White Bridge Road and being a portion of Tract Number 25 on the C. C. Vernon Subdivision as of record in plat book 161, page 164, Register's Office for Davidson County and being more particularly described according to a survey made by Land Surveying Services, dated September 29, 2006 as follows:

Beginning at an iron pin on the north margin of Corbett Lane, common corner of the Patrick H. Waggoner, Trustee property as of record in Instrument No. 20050216-0017643, Register's Office for Davidson County; thence, westerly with said north margin, N 89 deg. 55' 10" West 77.61 feet to an iron pin; thence, with a curve to the right having a radius of 32.89 feet, chord of 43.74 feet at N 51 deg. 32' 00" West and arc length of 47.85 feet to an iron pin on the easterly margin of White Bridge Road; thence, with said easterly margin N 11 deg. 19' 27" West 133.40 feet to an iron pin, common corner of the DMB Properties, LLC property as of record in Instrument No. 20050302-0023076, Register's Office for Davidson County; thence, with line common with DMB Properties, S 85 deg. 18' 20" East, 109.27 feet to an iron pin on the Patrick H. Waggoner, Trustee westerly line thence, with said common line, S 11 deg. 03' 22" East, 152.00 feet to the point of beginning.

Being the same property conveyed to Jane B. Rush, by General Warranty Deed, from SHN Partnership, a Tennessee General Partnership, of record in Book 9927, page 598, Dated January 24, 1995, Register's Office for Davidson County, Tennessee. Jane B. Rush having since died, said property was conveyed to Stephen K. Rush and Phillip V. Rush by Last Will and Testament from Jane B. Rush, a/k/a Henrietta Jane Rush, dated April 2, 1998, of record in Instrument #20010316-0025273, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 161, Page 164, Register's Office for DAVIDSON County, Tennessee.
Deed to Metropolitan Government contained in an instrument of record in Book 4783, Page 344, Register's Office for DAVIDSON County, Tennessee.
Assignment of Leasehold Interest of record in Book 9927, Page 602, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

Phillip V. Rush

Phillip V. Rush

STATE OF GEORGIA)
COUNTY OF DEKALB)

Personally appeared before me, a Notary Public of said County and State, Phillip V. Rush, 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, at office, this 6th day of October, 2006.

Notary Public

My Commission Expires:_____

Wanda Wallace
Notary Public, Dekalb County, Georgia
My Commission Expires August 17th 2010

File #: **06623-JM**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027

This is improved property known as 280 White Bridge Pike, Nashville, TN 37209.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 5th day of October, 2006.

Stephen K. Rush

*This property has been used for investment purposes only and has never been used as the marital residence of either grantor.

STATE OF CALIFORNIA)
COUNTY OF SAN FRANCISCO)

Personally appeared before me, a Notary Public of said County and State, Stephen K. Rush, 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, at office, this 5th day of October, 2006.

Notary Public

My Commission Expires: MAY 5, 2010

ROBERT VAN HOOREBEKE
Commission # 1668389
Notary Public - California
San Francisco County
My Comm. Expires May 20, 2010