RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

WARRANTY DEED

G-VRE-07-4234

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 03-22-2008

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Bolan	Pinnacle National Bank	
4234 Lone Oak Road	(NAME) 211 Commerce Street #300	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37201	131-3-D-12.00 CO
(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 CALVIN PRATT, AN UNMARRIED INDIVIDUALY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GREG BOLAN*, 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:
*unmarried

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT B, LONE OAK PARK CONDOMINIUM CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 6108, PAGE 332 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT. SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED EXHIBIT "C" TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 6 ON THE PLAN OF LONE OAK PARK OF RECORD IN PLAT BOOK 5800, PAGE 211, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO CALVIN PRATT, AN UNMARRIED INDIVIDUAL BY WARRANTY DEED FROM HANS STABELL AND NANCY W. STABELL, HUSBAND AND WIFE, RECORDED ON THE 29TH DAY OF AUGUST, 2003 IN INSTRUMENT NO. 20030829-0126088, 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 including those of record in Book 6108, page 332; and Book 5800, page 211, Regsiter's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4234 Lone Oak Road, Nashville, Tennessee 37215
(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 27th day of February, 2007.

Calvin Pratt

Calvin Pratt

By: Ashley M Welch
Attorney-in-fact

Davidson County DEEDWARR
Recvd: 03/01/07 13:04 2 pgs
Fees:13.00 Taxes:1036.00

20070301-0025414

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of February, 2007, before me personally appeared Ashley M. Welch to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Calvin Pratt, an unmarried individualy and who acknowledged he/she/they executed the same as the free act and deed of the said Calvin Pratt, an unmarried individualy.

Witness my hand and official seal, this the 27th day of February, 2007.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903