This Instrument Prepared By:

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Davidson County DEEDWARR
Recvd: 04/26/07 15:20 3 pgs
Fees:18.00 Taxes:321.16
20070426-0050067

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Kimberly Corlew 2908 Clifton Avenue Nashville, Tennessee 37209	Same	Map No. 92-5 Parcel No. 295.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $86,800.00.

PEGGY S. HILL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 25, 2009

Kimberly L. Corlew
Affiant

Subscribed and sworn to before me, this 17th day of April, 2007.

Peggy S. Hill
Notary Public

My Commission Expires: 07-25-09

FOR AND IN CONSIDERATION of the sum of $86,800.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, Pinnacle National Bank, (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Kimberly Corlew, a single person (hereinafter "Grantee"), her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 19, as shown on the map entitled Sam and Emily Lee's subdivision, of record in Plat Book 421, page(s) 191, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pinnacle National Bank by Substitute Trustee's Deed of record in Instrument No. 20070323-0035433, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 2908 Clifton Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, her successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Davidson County taxes for the property through the date of Deed will be paid at closing and/or will be assumed by Grantee;

2. All matters which would be disclosed by a survey of the property;

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices; and

4. In accepting this Deed, Grantee expressly disclaims and waives any application of the Tennessee Residential Property Disclosure Act set out in Tenn. Code Ann. § 66-5-201 et. seq. and the same shall not apply to this conveyance.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, her successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 17th day of April, 2007.

Pinnacle National Bank

By: _____

Title: SVP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Ann B Waddell, a Notary Public for the State of County aforesaid, personally appeared Ray Tate with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Sr. Vice President of Pinnacle National Bank, the within named bargainor, a corporation, and that he as such Sr. 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 Sr. Vice President.

Witness my hand and official seal at office this 17th day of April 2007.

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 11/24/07