THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***160,000.00.

James A. Binion
Affiant

Subscribed and sworn to before me this 27 day of August 2007.

Notary Public

My Commission Expires: 9-30-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS OF NEW OWNER

Eric C. Peters
1901 Russell Street
Nashville, Tennessee 37206

SEND TAX BILLS TO

Pinnacle National Bank
211 Commerce Street
Suite 300
Nashville, TN 37201

MAP & PARCEL NOS.

MAP 083-14-0
PARCEL 099.00

Davidson County DEEDWARR
Recvd: 08/29/07 11:02 2 pgs
Fees:13.00 Taxes:592.00

20070829-0103638

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty Thousand and 00/100 Dollars ($***160,000.00) cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, James A. Binion, married, (hereinafter called the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto Eric C. Peters, and wife Danielle E. Peters, (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 Lot No. 82 on the Plan of the Subdivision of the Priest Home Place, of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

SAID Lot No. 82 fronts 50 feet on the northerly side of Russell Street, formerly Ruth Street, and runs back between parallel lines with the easterly margin of South 19th Street 160 feet to an alley.

BEING the same property conveyed to James A. Binion, unmarried, from Gilbert W. Raulston and wife, Winfred A. Raulston by deed of record in Book 8351, Page 93, dated May 10, 1991, Register's Office for Davidson County, Tennessee.

Sheila Meadows, spouse of James A. Binion, joins in this conveyance for the purpose of relinquishing any interest that she may have in subject property, particularly any marital interest.

This is improved property known as 1901 Russell Street Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

GRANTOR COVENANTS with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees herein.

2. Matters, if any, shown on the Plan of Subdivision of Priest Home Place of record in Book 161, Page 102, Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF we have hereunto set our hands on this the 27 day of August 2007.

James A. Binion

Sheila Meadows

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Binion & Sheila Meadows, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27 day of August 2007.

Notary Public

My Commission Expires: 9-3-09

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY