Davidson County DEEDWARR
Recvd: 09/05/07 12:38 3 pgs
Fees:18.00 Taxes:240.50
20070905-0106584

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jerry A. Kennon, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL) JERRY A. KENNON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN.
My Commission Expires MAR. 27, 2010

Notary Public

My Commission Expires: _____

900

NAME AND ADDRESS OF NEW OWNER:
Kimberly D. Pennington
2116 Boxwood Drive
Franklin, TN 37069

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map/Parcel: 09107022400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Pinnacle National Bank**, has this day bargained and sold and does hereby transfer and convey unto **Kimberly D. Pennington**, unmarried, her heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Lots Numbers 1018 and 1020, on Plan No. 1 of West Nashville, Block 171, as shown by plat of record in Plat Book 57, pages 74 and 75, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Pinnacle National Bank by deed from R. Dale Floyd, Trustee appearing of record at Instrument 20070723-0087125, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 5109 Kentucky Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except by lien of the 2007 real property taxes, which the grantee will pay when due.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By acceptance of this deed, grantee acknowledges that he has inspected the property and is satisfied with its condition and he accepts the property "as is".

WITNESS MY HAND on this 31st day of August, 2007.

Pinnacle National Bank

By: R. Dale Floyd
R. Dale Floyd, Senior Vice President

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared R. Dale Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Senior Vice President of Pinnacle National Bank, the within named bargainor, a corporation, and that he as such Senior Vice Preside executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 31st day of August, 2007.

Notary Public

BETTY M. PITTS
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 7-8-08

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $65,000, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 31st day of August, 2007.

Notary Public

My commission expires: June 20, 2011

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY