THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 770,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF October, 2007. Notary Public MY COMMISSION EXPIRES: 7/5/11 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/30/07 12:48 2 pgs
Fees:13.00 Taxes:2849.00
20071030-0127859

TRACY A. PYLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew L. Trapnell	Pinnacle National Bank	MAP 157
2451 Old Hickory Boulevard	211 Commerce St., Ste 211	PARCEL 97
Nashville, TN 37215	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Thomas George Annastas, Individually and Thomas George Annastas, Executor of the Estate of AliceAnnastas**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew L. Trapnell and wife, Mary H. Trapnell**

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:

Land in Davidson County, Tennessee, being Lot number 15 on the plan of Devonshire Manor, Section One, as of record in Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Alice Annastas by Quitclaim Deed recorded as instrument number 20000726-0073975, said Register's Office. The said Alice Annastas has since died; under the terms of her Last Will and Testament (filed under docket number 07P-589 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division) Thomas George Annastas was named as Executor of her Estate and became vested with the power to sell the above described real property. Thomas George Annastas, individually, joins in this deed for the purpose of waiving and/or conveying any spouse's elective share that he may have in the property.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **2451 Old Hickory Boulevard, Nashville, TN 37215.**

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; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this the 29th day of October, 2007.

Thomas George Annastas, Executor

Thomas George Annastas

Thomas George Annastas

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 **Thomas George Annastas, Executor** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he is the Executor of the Estate of Alice Annastas and having been empowered so to act executed the within instrument as such Execcutor for the purposes therein contained.

Witness my hand and official seal this the 29th day of October, 2007.

My Commission expires 1-26-09

JAMES A. MAECHTLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

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 **Thomas George Annastas,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of October, 2007.

My Commission expires 1-26-09

JAMES A. MAECHTLER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public