WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/11/08 10:18 3 pg
Fees:18.00 Taxes:1313.50
20080411-0036868

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: 12-21-2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David N. Carter	Pinnacle National Bank	MAP 154 PAR 22
(NAME)	(NAME)	
5081 Pine Hill Road	7561 Highway 70 S	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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, **Neal W. Carter, and wife, Ann R. Carter, by and through Neal W. Carter, Attorney in Fact**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David N. Carter and wife, Juanita M. Moore**, 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:

SEE ATTACHED EXHIBIT A

Being a portion of the same property conveyed to Neal W. Carter and wife, Ann R. Carter by deed dated 1/10/64 of record in Book 3674, page 310, and a portion of the same property conveyed in deed dated 2/8/67 of record in Book 4120, page 121, Register's Office for Davidson County, Tennessee.

Neal W. Carter executes this instrument as Attorney in Fact for Ann R. Carter pursuant to Power of Attorney of record in Instrument No. 20060411-0036867, Register's Office for Davidson County, Tennessee; and in Deed Book 509, page 132, Register's Office for Cheatham County, Tennessee.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.

This is improved property, known as 5081 Pine Hill Road, Nashville, TN 37221
(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 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 our hands this 4th day of April, 2008.

Neal W. Carter

Ann R. Carter
By: Neal W. Carter
Neal W. Carter, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, in and for the said County and State, Neal W. Carter the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 4/4/2008.

Commission expires: 12-21-2011

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF TENNESSEE :
COUNTY OF DAVIDSON :

Personally appeared before me, NEAL W. CARTER, with whom I am personally acquainted, or proved to be on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who acknowledged thathe is the Attorney in Fact for ANN R. CARTER and is authorized by ANN R. CARTER to execute this instrument on her behalf.

Witness my hand and official seal this the 4 day of APRIL, 2008.

My commission expires: 12-21-2011

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

EXHIBIT A

Property located in the Ninth Civil District and Thirtyfifth Councilmanic District of Metropolitan Nashville Davidson County, Tennessee, and being on Tax Map 154, Parcel 2200, and described as follows:
Beginning at an iron rod in the south right of way of Pine Hill Road, also the northwest corner of Lonnie and Cathy A. Ivey (Map 154, Parcel 8600); thence with Ivey's west line S 81 deg. 36' 31" W, 108.21 feet to an iron rod; S 18 deg. 01' 55" W, 131.78 feet to an iron rod; S 02 deg. 57' 57" w, 220.25 feet to an iron rod; S 25 deg. 01' 40" W 396.03 feet to an iron rod; S 14 deg. 20' 24" E, 179.74 feet to an iron rod; N 29 deg. 46' 51" E 190.16 feet to an iron rod; S 83 deg. 29' 35" E 17.70 feet to an iron rod at the base of a 30 inch red oak, also being the northwest corner of Robert L. & Tommie S. Slayden property (Tax Map 154, Parcel 8700); thence with Slayden's West line S 13 deg. 19' 23" W, 330.92 feet to an iron rod, also the northeast corner of Phillip W. Miller et ux property (Tax Map 154, Parcel 111); thence with Miller's north line S 81 deg. 29' 18" W, 136.47 feet to a point in a lake, also being the northeast corner of Pine Hill Country Club, Inc. (Tax Map 154, Parcel 2800)and the southeast corner of Edward S. Lipsey, Jr. et ux (Tax Map 154, Parcel 279): thence with Lipsey's east line N 15 deg. 03' 16" W, 365.38 feet to an iron rod; S 81 deg. 15' 20" W, passing an iron rod at 83.97 feet on and in all 135.07 feet to an iron rod being the southeast corner of Damon W. Beard et ux (Tax Map 154, Parcel 10700); thence with Beard's east line N 20 deg. 38' 34" W 266.56 feet to an iron rod; N 00 deg. 57' 44" E, 198.54 feet to an iron rod; N 11 deg. 14' 33" E, 121.28 feet to an iron rod; N 10 deg. 31' 54" W 209.79 feet to an iron rod; and N 50 deg. 23' 37" E, 17.16 feet to an iron rod in the south right of way of Pine Hill Road; thence with the south right of way of Pine Hill Road along an easterly arc 100.67 feet, curving left with a chord bearing N 75 deg. 46' 57" E and chord length 84.51 feet to an iron rod, along an easterly arc 58.57 feet curving right with a chord bearing N 34 deg. 52' 48" E and a chord length 57.74 feet to an iron rod; N 51 deg. 39' 23" E, 17.08 feet to an iron rod; along the easterly arc 200.25 feet curving right with a chord bearing N 78 deg. 24' 29" E arc a chord length 193.05 feet to an iron rod; S 74 deg. 50' 38" E, 100.00 feet to an iron rod; along and easterly arc 40.48 feet curving right with a chord bearing S 72 deg. 51' 26" E and chord length 40.47 feet to an iron rod; S 70 deg. 52' 16" E 180.04 feet to an iron rod; along an easterly arc 91.23 feet curving right with a chord bearing S 53 deg. 19' 31" E and chord length 89.81 feet to an iron rod; and S 35 deg. 46' 47" E 12.32 feet to the beginning, containing 11.39 acres, more or less, according to survey by Bennett and Sons Surveyors and Planners, Stephen McClannahan, TN R.L.S. #772, 205 Church Street, Dickson, Tennessee 37055, dated March 28, 2008.

This conveyance is SUBJECT TO a 50-foot wide access and utility easement along the west property line described as follows:
Beginning at an iron rod in the south right of way of Pine Hill Road, the northwest corner of Neal W. Carter et ux property (Tax Map 154 parcel 2200) and the northeast corner of Damon W. Beard et ux (Tax Map 154, Parcel 10700); thence with the right of way of Pine Hill Road along an arc 41.67 feet with a chord bearing S 70 deg. 24' 41" E and a chord length of 40.48 feet to a point in the south right of way of Pine Hill Road; thence leaving the south right of way of Pine Hill Road S 10 deg. 31' 54" E 197.95 feet to an iron rod; S 10 deg. 46' 35" E, 9.38 feet to an iron rod; S 11 deg. 14' 33" W, 126.50 feet to an iron rod; S 00 deg. 57' 44" W 184.50 feet to an iron rod; S 20 deg. 38' 34" E, 267.55 feet to an iron rod in the north property line of Edward S. Lipsey, Jr. et ux (Tax Map 154 Parcel 27900); thence with the north property line of Edward S. Lipsey S 81 deg. 15' 20" W, 51.50 feet to an iron rod being the southeast corner of Damon W. Beard et ux (Tax Map 154 parcel 10700); thence with Beard's East line N 20 deg. 38' 34" W, 266.56 feet to an iron rod; N 00 deg. 57' 44" E, 198.54 feet to an iron rod; N 11 deg. 14' 33" E 121.28 feet to an iron rod; N 10 deg. 31' 54" W 209.79 feet to an iron rod; and N 50 deg. 23' 37" E 17.16 feet to the beginning, according to the above referenced survey by Bennett and Sons, dated 3/28/08.

Being a portion of the same property conveyed to Neal W. Carter and wife, Ann R. Carter by deed dated 1/10/64 of record in Book 3674, page 310, and a portion of the same property conveyed in deed dated 2/8/67 of record in Book 4120, page 121, Register's Office for Davidson County, Tennessee.

ARC by ARC, AIF