(1)

Davidson County DEEDWARR
Recvd: 07/15/08 14:21 3 pgs
Fees:18.00 Taxes:3404.00
20080715-0072548

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (PJY)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
TMS Management, Inc. 7708 Scenic River Lane Nashville, TN 37221 Attn: Al Thomas	Same	Map 130-13-0A Parcel 25.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **PINNACLE NATIONAL BANK** ("Grantor") has bargained and sold, and by these presents transfer and convey unto **TMS MANAGEMENT, INC.**, a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, TN, being Lot No. 26 on the Plan of Jardin DeBelle Subdivision, a Planned Unit Development of record in Instrument # 20050822-0099470, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pinnacle National Bank by General Warranty Deed of record in Instrument No. 20080618-0062676, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 1328 Forrest Park Drive being Lot 26, Jardin De Belle Subdivision, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 2008 Taxes, a lien, not yet due and payable. (Tax Parcel #130-13-0A/025.00-CO).
2. All matters shown on Plat recorded at Instrument No. 20050822-0099470 at Davidson County Register's Office.
3. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded at Instrument No. 20050819-0099255, as amended at Instrument No. 20070824-0101907, and as amended and restated at Instrument No. 20071023-

0125455, and in any allied instrument(s) referred to in said restrictions, said Register's Office.

4. Charter of Jardin de Belle Homeowner's Association of record at Instrument No. 20050714-0081980, said Register's Office.
5. Quitclaim Deed for common areas to Jardin de Belle Homeowner's Association of record at Instrument No. 20070829-0103599, said Register's Office.
6. Stormwater Detention Agreement as of record at Instrument No. 20040927-0116111, said Register's Office.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its representatives, successors and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS my hand this 30 day of June 2008.

PINNACLE NATIONAL BANK

By: _____

Its: Area Exec

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jason K. Witt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Area Exec. of PINNACLE NATIONAL BANK, the within named bargainor, and that he as such Area Exec. executed the foregoing instrument for the purposes therein contained by signing the name of the Bank by himself as Area Exec.

WITNESS my hand, at office, this 30 day of June, 2008.

Sandy Williams
Notary Public

My Commission Expires: 1-23-10

SANDY WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

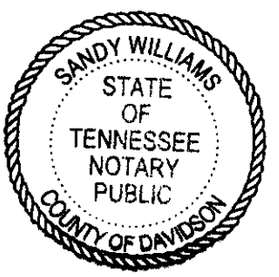
The actual consideration for this transfer or value of property conveyed (whichever is greater) is $920,000.00.

Affiant

Sworn to and subscribed before me this 30 day of June, 2008.

Notary Public

My Commission Expires: 1-23-10



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