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 $ 291,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JULY, 2008. Notary Public MY COMMISSION EXPIRES: 1-9-12 (AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erik S. Schmeller	Pinnacle National Bank	MAP 105-01
1010 15th Avenue South	211 Commerce Street; Suite 300	PARCEL 165
Nashville, TN 37212	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, **David K. Kuehnen and wife, Patricia Griffin**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erik S. Schmeller and wife, Beverly Whalen-Schmeller**

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 78 on the plan of B. F. Shields Heirs Tract, as of record in Book 57, page 131 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to David K. Kuehnen by deed dated October 21, 2005 and recorded as instrument number 20051027-0129802 and corrected in instrument 20060410-0040981, said Register's Office. The spouse of David K. Kuehnan, the undersigned Patricia Griffin, joins in this conveyance.

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 **1010 15th Avenue South, Nashville, TN 37212.**

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 the 25th day of July, 2008.

David K. Kuehnen

Patricia Griffin by David Kuehnen, her attorney-in-fact

Davidson County DEEDWARR
Recvd: 08/04/08 11:12 2 pg
Fees:13.00 Taxes:1076.70

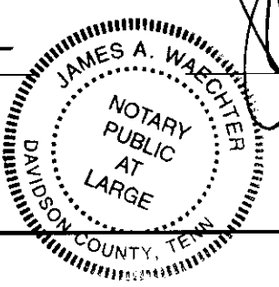
20080804-0079885

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 **David Kuehnen** 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 of the purposes therein contained.

Witness my hand and official seal this the 25th day of July, 2008.

My Commission expires 1-9-12



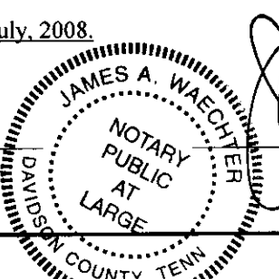
Notary Public

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 **David Kuehnen** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Patricia Griffin , as her Attorney in Fact, as the free act and deed of the within named .

Witness my hand and official seal this the 25th day of July, 2008.

My Commission expires 1-9-12



Notary Public