NAME AND ADDRESS OF NEW OWNER:
Leland D. Watts and wife, Winifred A. Watts
First National Realty & Management
2819 Gallatin Road
Nashville, Tennessee 37216

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

SEND TAX NOTICES TO:
Owners

Davidson County DEEDWARR
Recvd: 12/01/08 10:22 3 pgs
Fees:18.00 Taxes:899.10
20081201-0116232

Map & Parcel Nos:
Tract 1: 08111033500
Tract 2: 06008009500
Tract 3: 08111042800
Tract 4: 09206049400
Tract 5: 09206065200

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 **Leland D. Watts** and wife, **Winifred A. Watts,** their 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:

Tract 1:

Being the southerly 33 feet of Lot No. 281 (incorrectly described as Lot 261 on previous two (2) deeds) on the Map of McGavock, Wetmore and Others Second Addition called the Addition of the Town of McGavock, as of record in Book 21, page 41, in the Register's Office for said County.

Said southerly part of Lot No. 281 fronts 33 feet on the westerly side of 14th Avenue, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Pinnacle National Bank by deed appearing of record in Instrument No. 20081104-0109562, of said Register's Office.

This property has an address of 1707 14th Avenue North, Nashville, Tennessee 37208.

Tract 2:

Lot Number 3 on the Plan of Bakerwoods, Section One, as shown on Plat of record in Plat Book 7900, page 694, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Pinnacle National Bank by deed appearing **of record in Instrument No. 20081104-0109561, of said** Register's Office.

This property has an address of 212 Broadmoor Drive, Nashville, Tennessee 37207.

Tract 3:

Land in Davidson County, Tennessee, being the north 40 feet of the south 80 feet of Lot No. 197 on the Map of D.T. McGavock, etal, Addition to the Town of

Nashville, of record in Book 21, Page 41, Register's Office for said County.

Said part of said Lot fronts 40 feet on the easterly side of 14th Avenue North and runs back between parallel lines, 170 feet to an alley.

Being part of the same property conveyed to Pinnacle National Bank by deed appearing of record in Instrument No. 20081104-0109560, of said Register's Office.

This property has an address of 1710 14th Avenue North, Nashville, Tennessee 37208.

Tract 4:

Land in Davidson County, Tennessee, being Lot No. 93 on the Plan of Falconer and Ashcroft's Plan, of record in Plat Book 57, page 121, Register's Office for said County.

Said Lot No. 93 fronts 36 feet on the north side of Hamilton or Booker Street and extends back between parallel lines 106 feet to an alley.

Being part of the same property conveyed to Pinnacle National Bank by deed appearing of record in Instrument No. 20081104-0109560, of said Register's Office.

This property has an address of 2518 Booker Street, Nashville, Tennessee 37208.

Tract 5:

Located in the State of Tennessee, County of Davidson. Being the Lot #4 in the G.W. Asheroft's Subdivision of St. II of Boyd's-Mcrainy Tract of record in Chan. Book 57, page 54 R.O.D.C. said lot fronts on Hardin Street thirty-six (36) feet and running back between parallel lines seventy-one (71) feet.

Being part of the same property conveyed to Pinnacle National Bank by deed appearing of record in Instrument No. 20081104-0109560, of said Register's Office.

This property has an address of 2420 Booker Street, Nashville, Tennessee 37208.

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

The undersigned covenants with the said grantees 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 2008 real property taxes, which taxes are being prorated between the parties herein, with the grantor to pay said taxes 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, grantees acknowledge that they have inspected the property and are satisfied with its condition and they accept the property "as is".

WITNESS MY HAND on this 26th day of November, 2008.

Pinnacle National Bank

By:_____
M. Glenn Layne, Senior Vice President

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared M. Glenn Layne, 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 President 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 26th day of November, 2008.

_____
Notary Public

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 1/19/10

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$243,000.00**, 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 26th day of November, 2008.

_____
Notary Public

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 1/19/10.