STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210.000.00

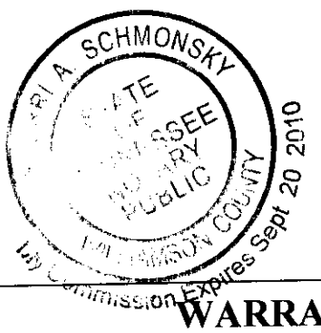
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th day of December, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)



WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin High	Pinnacle National Bank	126-16A-675.00
(NAME) 1305 Westvale Dr.	(NAME) 211 Commerce Street, Suite 300	
(ADDRESS) Nashville, TN 37221	(ADDRESS) 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,

COOPER ELECTRIC, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AUSTIN HIGH AND WIFE, KATHLEEN E. HIGH

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:

Being Lot No. 592 on the Final Plat of Parkview at Riverwalk, Phase 2, a Cluster Lot Development, as shown by plat appearing of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Cooper Electric, Inc. a Tennessee corporation by deed from Sam J. McAllester, III, Substitute Trustee dated 8/12/2008 filed of record 8/27/2008 in Instrument No. 20080827-0088153, Register's Office for Davidson County, TN.

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.

unimproved ☒

This is improved ☐ property, known as 1305 Westvale Dr., 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.

Davidson County DEEDWARR
Recvd: 12/11/08 10:31 2 pgs
Fees:13.00 Taxes:777.00
20081211-0119369

Witness our hands this 10th day of December, 2008.

Cooper Electric, Inc., a Tennessee corporation
By: Tim J. Banks President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tim J. Banks with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the President of **COOPER ELECTRIC, INC., A TENNESSEE CORPORATION**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **COOPER ELECTRIC, INC., A TENNESSEE CORPORATION** by him/herself as President

Witness my hand and official seal at Brentwood , Tennessee this 10th day of December, 2008

Commission expires: 11/30/09

Notary Public

TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY