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

SEND TAX NOTICES TO:
Owners

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

Map/Parcel 052050A22900CO

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:

> Land in Davidson County, Tennessee, being Lot No. 13 on the Revised Plan of Idlewild Court Subdivision, as of record in Plat Book 6250, page 563, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete legal description.
>
> Being the same property conveyed to Pinnacle National Bank by deed appearing of record in Instrument No. 20081008-0102142, of said Register's Office.
>
> This conveyance is subject to Restrictive Covenants of record in Book 6541, page 516, and Book 6620, page 308, both of record in said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 1225 Idlewild Place, Madison, Tennessee 37115.

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 2009 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".

Davidson County DEEDWARR
Recvd: 02/03/09 11:03 2 pgs
Fees:13.00 Taxes:266.40
20090203-0009107

WITNESS MY HAND on this 26th day of January, 2009.

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 January, 2009.

_____
Notary Public

My commission expires: 4-16-2011

DEBORAH J. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires APR. 16, 2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$72,000.00**, 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 January, 2009.

_____
Notary Public

My commission expires: 4-16-2011

DEBORAH J. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.
My Commission Expires APR. 16, 2011