NAME AND ADDRESS OF NEW OWNER:
Blackstone Development, Inc.
508 Mansion Drive
Brentwood, Tennessee 37027

SEND TAX NOTICES TO: Owner

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

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 **Blackstone Development, Inc.**, a Tennessee corporation, its successors 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:

Being Lot Nos. 4, 5, 32, 125, 126, 127, 128, 129, 130, 131, 132, 134, 135 and 140, on the Plan of Final Plat, Delvin Downs, Phase I, a Planned Until Development, of record as Instrument No. 20070807-0094328, Register's Office for Davidson County, Tennessee, to which plan reference is here made for more complete details of location and description of said lots.

This conveyance is subject to Restrictive Covenants of record as Instrument No. 20070807-0094340, of said Register's Office; to a Charter for Delvin Downs Homeowners Association, Inc. of record as Instrument No. 20070824-0101501, of said Register's Office; to a Storm Water Detention Agreement of record as Instrument No. 20060406-0039484, of said Register's Office; to an Easement of record in Book 2739, page 637, of 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.

Being part of the property conveyed to Pinnacle National Bank by deeds from Capitol Homes, Inc. appearing of record as Instrument No. 20080919-0095847, Instrument No. 20080919-0095848, and Instrument No. 20080919-0095849, all of record in said Register's Office.

BILL GARRETT, Davidson County
Trans:T20090021401 DEEDWARR
Recvd: 04/01/09 11:19 2 pgs
Fees:13.00 Taxes:1554.00
20090401-0029212

These properties have addresses of:
Lot 4 - (Map/Parcel 173100C00400CO) - 116 Blackpool Drive
Lot 5 - (Map/Parcel 173100C00500CO) - 120 Blackpool Drive
Lot 32 - (Map/Parcel 173100C02000CO) - 180 Blackpool Drive
Lot 125 - (Map/Parcel 173100C02600CO) - 169 Blackpool Drive
Lot 126 - (Map/Parcel 173100C02700CO) - 165 Blackpool Drive
Lot 127 - (Map/Parcel 173100C02800CO) - 161 Blackpool Drive
Lot 128 - (Map/Parcel 173100C02900CO) - 157 Blackpool Drive
Lot 129 - (Map/Parcel 173100C03000CO) - 153 Blackpool Drive
Lot 130 - (Map/Parcel 173100C03100CO) - 149 Blackpool Drive
Lot 131 - (Map/Parcel 173100C03200CO) - 145 Blackpool Drive
Lot 132 - (Map/Parcel 173100C03300CO) - 141 Blackpool Drive
Lot 134 - (Map/Parcel 173100C03500CO) - 129 Blackpool Drive
Lot 135 - (Map/Parcel 173100C03600CO) - 125 Blackpool Drive
Lot 140 - (Map/Parcel 173100C04100CO) 212 Sugar Magnolia Lane
Antioch, Tennessee 37013

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

The undersigned covenants with the said grantee 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 grantee 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, grantee acknowledges that it has inspected the properties and is satisfied with their condition and it accept the property "as is".

WITNESS MY HAND on this 31st day of March, 2009.

Pinnacle National Bank

By: R. Dale Floyd
R. Dale Floyd, Senior Vice President

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared R. Dale Floyd, 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 31st day of March, 2009.

CRYSTAL NICHOLS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Crystal Nichols
Notary Public

My commission expires: 12/27/09

My Commission Expires DEC. 27, 2009

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$420,000.00**, 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 31st day of March, 2009.

GEORGE WHITE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

George H. White
Notary Public

My commission expires: 1/19/10

MR200909117