Box 44

Prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
7600 Leveson Way
Nashville, TN 37211
BPR # 11639

BILL GARRETT, Davidson County
Trans:T20090025681 DEEDWARR
Recvd: 04/17/09 16:11 2 pgs
Fees:13.00 Taxes:740.00

20090417-0035225

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $200,000.00

Thomas Baird Russell
Affiant

Subscribed and sworn to before me, this 17th day of April, 2009.

Notary Public
My commission expires: _____

STATE OF TENNESSEE NOTARY PUBLIC

My Comm. Expires NOV. 22, 2010

Address of New Owner:	Send Tax Bills to:	Tax Information
Thomas Baird Russell	Pinnacle National Bank	141-7-B 93
608 Dusk Court	211 Commerce Street, Ste. 300	
Nashville, TN 37221	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gregory G. Polkowski II and Larissa V. Polkowski, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Thomas Baird Russell**, hereinafter called the Grantee, his successors 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 No. 77, on the Plan of First Revision of Somerset Farms, Section Four, Phase 1, a Planned Unit Development, as shown on plat of record in Plat Book 9700, Page 157, in the Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory G. Polklowski (sic) II and Larissa V. Polkowski, husband and wife, from Kevin M. Fussell and Jennifer M. Fussell, husband and wife, dated May 28, 2004, of record in Instrument No. 20040903-0106743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 608 Dusk Court, Nashville,Tennessee 37221.

Gregory G. Polklowski II and Gregory G. Polkowski II are one and the same person.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of April, 2009.

Gregory G. Polkowski II

Larissa V. Polkowski

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gregory G. Polkowski II and Larissa V. Polkowski , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, Tennnessee, this 17th day of April, 2009.

Brian Lavoy Payne, Notary Public

My Commission expires 12/12/10.

BRIAN LAVOY PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY