NAME AND ADDRESS OF NEW OWNER:
Brent Dongas
604 Waterway Court
Nashville, Tennessee 37221

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

SEND TAX NOTICES TO:
Owner

Map & Parcel 043040A02600

BILL GARRETT, Davidson County
Trans:T20090039541 DEEDWARR
Recvd: 06/15/09 10:52 2 pgs
Fees:13.00 Taxes:50.51
20090615-0055214

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 (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 **Brent Dongas**, married, his 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:

> Being all of Lot No. 26 on the First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section I, Phase I, formerly known as Windstar Estates, Section I, Phase I, as shown by plat appearing of record in Instrument No. 20060728-0091763 (erroneously referenced as Instrument No. 20060918-0115492 in previous deeds), both of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Pinnacle National Bank, by deed from Trey Cain, Substitute Trustee, appearing of record in Instrument No. 20080626-0066108, of said Register's Office.
>
> This conveyance is subject to Restrictive Covenants of record in Instrument Nos. 20060502-0050264, 20060620-0073693, and 20060815-0100349, all of said Register's Office; to a Utility Easement of record in Book 4859, page 951, of said Register's Office; to a Sanitary Sewer Easement of record in Book 8274, page 619, and Book 8274, page 624, both of said Register's Office; to a Sanitary Sewer and/or Storm Drainage Easements of record in Book 9411, page 730, Book 9411, page 739, Book 9411, page 743, and Book 9872, page 651, all of said Register's Office; to a Stormwater Detention Agreement of record in Instrument No. 20030710-0096041, of said Register's Office; to a Flowage Easement of record in Book 2240, page 375, of said Register's Office; to a Boundary Line Easement of record in Book 7732, page 213, 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.
>
> This is unimproved property having an address of 740 River Landing Way, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs 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 property and is satisfied with its condition and it accepts the property "as is".

WITNESS MY HAND on this 12th day of June, 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 12th day of June, 2009.

_____
Notary Public

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

My commission expires: 4-16-2011

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$13,650.00**, 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 12th day of June, 2009.

_____
Notary Public

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

My commission expires: 4/16/2011