NAME AND ADDRESS OF NEW OWNER:
Kirk R. Leipzig
3 Governors Way
Brentwood TN 37027

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 13003007400

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 **Kirk R. Leipzig**, unmarried, 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 the easterly part of the southerly 125 feet of Lot No. 152 on the Map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, page 102 and 103, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Pinnacle National Bank by deed from Larry D. Craig, Successor Trustee, appearing of record in Instrument No. 20081030-0108184, of said Register's Office.
>
> This conveyance is subject to an Easement of record in Book 5787, page 300, of said Register's Office; to an Easement of record in Book 7475, page 244, of said Register's Office; to an Easement for Driveway of record in Book 9851, page 180, of said Register's Office; to an Easement for Driveway of record in Book 10426, page 127, 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 improved property having an address of 623 Lynnwood Boulevard, Nashville, Tennessee 37205.

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 he has inspected the property and is satisfied with its condition and he accepts the property "as is".

BILL GARRETT, Davidson County
Trans:T20090041389 DEEDWARR
Recvd: 06/22/09 10:40 2 pgs
Fees:13.00 Taxes:1225.72
20090622-0057776

WITNESS MY HAND on this 19th day of June, 2009.

Pinnacle National Bank

By: _____
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 19th day of June, 2009.

VICKIE L. HOOVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

_____
Notary Public

My commission expires: 8/18/2012

MY COMMISSION EXPIRES:
08/18/2012

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$331,275.00**, 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 19th day of June, 2009.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
Notary Public

My commission expires: 1/19/10