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 162090C71300CO

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:

> Being all of Unit A, Lot Number 20, Cedarwood Condominiums, Phase III (Revised), according to survey and plat of record in Plat Book 5200, page 349, 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 appearing of record in Instrument No. 20090511-0043129, of said Register's Office.
>
> This conveyance is subject to Restrictive Covenants of record in Book 5497, page 397, Book 5591, page 662, and Plat Book 5200, page 349, all of record in said Register's Office; to a Master Deed for Cedarwood Condominium Association of record in Book 5707, age 121, amended in Book 5720, page 912, and Book 5776, page 741, all of record in said Register's Office; to the By-Laws of Cedarwood Condominium Association of record in Book 5707, page 167, and amended in Book 6062, page 285, both of record in said Register's Office; to a Charter for Cedarwood Condominium Association of record in Book 5667, page 429, and Book 5722, page 198, 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 property has an address of 715 Apple Court, Nashville, Tennessee 37211.

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

BILL GARRETT, Davidson County
Trans:T20090042137 DEEDWARR
Recvd: 06/24/09 11:11 2 pgs
Fees:13.00 Taxes:118.40
20090624-0058709

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".

WITNESS MY HAND on this 23rd day of June, 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 23rd day of June, 2009.

CRYSTAL JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY, TENN.
My Commission Expires DEC. 27, 2009

Crystal Jones
Notary Public

My commission expires: 12/27/09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$32,000.00**, 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 23 day of June, 2009.

George H. White Notary Public

My commission expires: 1/19/10

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County