Bk x 36

This instrument was prepared by:
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BILL GARRETT, Davidson County
Trans:T20090045552 DEEDWARR
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Fees:28.00 Taxes:3533.50
20090707-0063412

SPECIAL WARRANTY DEED

FROM: A. H. JOHNSON CO., L.L.C., a Tennessee limited liability company, Grantor

TO: PINNACLE NATIONAL BANK, a national banking association, Grantee

Address New Owner (s) as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers
Pinnacle National Bank 211 Commerce Street, Suite 300 Nashville, Tennessee 37201	SAME	118-11-047.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is NINE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($955,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 7 day of July, 2009.

SUMMER LEYEISER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public
My Commission Expires: 6/28/2010

FOR AND IN CONSIDERATION OF the sum of NINE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS ($955,000.00), the receipt and sufficiency of which are hereby acknowledged, A. H. JOHNSON CO., L.L.C., a Tennessee limited liability company

("Grantor"), successor by merger to A.H. Johnson Co., L.P., has bargained and sold, and by these presents does transfer and convey unto PINNACLE NATIONAL BANK, a national banking association ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 2833 Bransford Avenue, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 7th day of July, 2009.

GRANTOR:

A. H. JOHNSON CO., L.L.C. a Tennessee limited liability company

By: _____
WM. HARRY JOHNSON
Administrative Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, MELINDA A. GRAY, a Notary Public of said State and County aforesaid, personally appeared WM. HARRY JOHNSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Administrative Manager of A. H. JOHNSON CO., L.L.C., a limited liability company, the bargainor, and that he as such Administrative Manager, being duly authorized to do so, executed the foregoing instruments for the purpose therein contained, by signing the name of the limited liability company by himself as such Administrative Manager.

Witness my hand, at office in Nashville, Tennessee, this 2nd day of July, 2009.

MELINDA A. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 8, 2012

_____
Notary Public
My Commission Expires: 05/08/12

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot Number 39 of Block "C" on the Plan of Berry Hill Gardens Subdivision, of record in Plat Book 1130 at page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to A. H. Johnson Co., L.P. by Deed of record in Book 8315, page 423, in the Register's Office in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

ENCUMBRANCES

1. Taxes and assessments for 2009 and subsequent years, a lien, but are not yet due and payable.

2. Matters shown on plan of record in Book 1130, page 36, in the Register's Office for Davidson County, Tennessee.