THIS INSTRUMENT PREPARED BY: **Mudter Morgan, Patterson & Akins** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 28927-07-2009** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,695,000.00. Affiant Subscribed and sworn to before me this 24th day of July, 2009. Notary Public My Commission Expires: GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires August 23, 2011

WARRANTY DEED

Address New Owner: Herbert Ligon 4300 Iroquois Avenue Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 13007007000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Pinnacle National Bank**, a national banking association, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Herbert Ligon and wife, Patricia Ligon** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4300 Iroquois Avenue, Nashville, TN 37205

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of July, 2009.

Pinnacle National Bank

BY: _____
Scott Hatcher
Senior Vice President

BILL GARRETT, Davidson County
Trans:T20090050234 DEEDWARR
Recvd: 07/24/09 15:10 2 pgs
Fees:13.00 Taxes:6271.50
20090724-0069812

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Hatcher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of **Pinnacle National Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of July, 2009.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires August 23, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly part of Lot No. 153 on the plan of Part of Royal Oaks Land Co.'s Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, described as follows:

Beginning at the northeast corner of Iroquois Place, formerly 8th Street, and Lynwood Boulevard; thence with the northerly margin of said Place, westwardly 153.7 feet to the southeast corner of the property conveyed to Theodora Scruggs, et al., by deed from Bransford Realty Company, of record in Book 1081, page 645, said Register's Office; thence with said Scruggs easterly line, northwardly 269 feet to the southerly line of Lot 152; thence with said line eastwardly 221 feet to the westerly margin of Lynwood Boulevard; thence with said Boulevard, southwardly, 295.8 feet to the beginning.

Being the same property conveyed to Pinnacle National Bank by Successor Trustee's Deed dated October 29, 2008 from Larry D. Craig, Successor Trustee, of record in Instrument No. 20081030-0108176, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2009 Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 421, pages 102 and 103, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 5787, page 400, Register's Office for Davidson County, Tennessee.