THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
HARRIS TITLE & ESCROW, LLC 40 Burton Hills Boulevard Suite 150 Nashville, Tennessee 37215 615.665.9766 File #0907099 Record and Return to:	The actual consideration or value, whichever is greater, for this transfer is: $495,000.00. Affiant Subscribed and sworn to before me this 11th day of August, 2009. Notary Public My commission expires: 7-24-10

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	TAX MAP-PARCEL NUMBERS:
Reem Acra 4312 Signal Hill Drive Nashville, TN 37205	Pinnacle National Bank 211 Commerce Street Nashville, TN 37201	116-15-0-079.00

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Betsy Hurd Bourner**, unmarried (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Reem Acra**, unmarried (the "Grantee"), Grantee's successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 and the Westerly one-half of Lot 16, Block 8 on the Plan of Resubdivision of Royal Oaks Subdivision of record in Plat Book 547, Page 167, in the Register's Office for Davidson County, Tennessee.

Said lot and part of said lot adjoin and front together 150 feet on the northerly side of Signal Hill Drive and run back between lines, 179 feet 7 inches on the westerly line of Lot No. 17 and 180 feet 4-1/2 inches more or less on the east line of part of Lot No. 16, to a dead line in the rear on which they measure 150 feet.

Being the same property conveyed to Howard Lyman Bourner and wife, Betsy Hurd Bourner, by deed from Amelia S. Webb and husband, Marion S. Webb, of record in Book 1909, Page 265, in the Register's Office for Davidson County, Tennessee, dated October 30, 1950. Howard Lyman Bourner died on May 18, 1984.

This conveyance is made subject to:

1. Taxes for 2009, which have been prorated and assumed by Grantee.
2. All matters shown on the Plan of record in Plat Book 547, page 167, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 848, page 436, Register's Office for Davidson County, Tennessee.

This is improved property known as: 4312 Signal Hill Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee and Grantee's successors, heirs and assigns, forever. **GRANTOR COVENANTS** that she is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered unless otherwise indicated in this document. **GRANTOR FURTHER COVENANTS** and binds herself and his her successors, heirs, and assigns to warrant and forever defend the title to said land to Grantee and Grantee's successors, heirs, and assigns against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20090055191 DEEDWARR
Recvd: 08/12/09 16:00 2 pgs
Fees:13.00 Taxes:1831.50
20090812-0076089

WITNESS THE EXECUTION HEREOF this 11th day of August, 2009.

Betsy Hurd Bourner by Flint Cross Attorney in Fact
Betsy Hurd Bourner
By Flint Cross, her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared, Flint Cross, to me known to be the person who executed the foregoing instrument in behalf of Betsy Hurd Bourner, as her attorney-in-fact and acknowledged that he executed the same as the free act and deed of Betsy Hurd Bourner.

Witness my hand and official seal, at office, this 11th day of August, 2009.

Notary Public

My commission expires:



Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212