WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

G-VRE-09-1201

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Thomas Hayden	Pinnacle National Bank	
1201 Alfred Drive (ADDRESS)	211 Commerce Street, Suite 300 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	102-14-115.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LESTER V. HARMON AND WIFE, PEGGY B. HARMON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JUSTIN THOMAS HAYDEN, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 3, THE MARCHETTI COMPANY PROPERTY, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700, PAGE 213, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM DOROTHY HARMON HOOPER TO LESTER V. HARMON AND WIFE, PEGGY B. HARMON AS RECORDED ON THE 8TH DAY OF AUGUST, 2008 IN INSTRUMENT NO. 20080808-0082041 AND WARRANTY DEED FROM JON EDWARD GUTH AND WIFE, VIRGINIA JOHNSON GUTH TO LESTER V. HARMON AND WIFE, PEGGY B. HARMON, AND DOROTHY HARMON HOOPER, A MARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AS RECORDED ON THE 23RD DAY OF MAY, 2008 IN INSTRUMENT NO. 20080523-0053137, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1201 Alfred Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans: T20090059994 DEEDWARR
Recvd: 09/02/09 08:20 2 pgs
Fees: 13.00 Taxes: 999.00

20090902-0082188

Witness my/our hand(s) this 25th day of August, 2009.

Lester V. Harmon

Lester V. Harmon

Peggy B. Harmon

Peggy B. Harmon

by Dorothy Hooper
attorney-in-fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of August, 2009, before me personally appeared Dorthey Hooper to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Lester V. Harmon and wife, Peggy B. Harmon and who acknowledged he/she/they executed the same as the free act and deed of the said Lester V. Harmon and wife, Peggy B. Harmon.

Witness my hand and official seal, this the 25th day of August, 2009.

Notary Public

My Commission Expires: 7-24-10

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903