WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

Subscribed and sworn to before me this 28th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES 9/3/12

(AFFIX SEAL)

ADAM LAFFOON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

R-GB-09-460

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
Mark E. Kilpatrick	Pinnacle National Bank	
460 Capri Drive	(NAME) 211 Commerce Street, Suite 300	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37201	90-15-68.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 LINDA F. HAMLETT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK E. KILPATRICK, 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 292, CHARLOTTE PARK, SECTION TEN, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2900, PAGE 78, 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 TO LINDA F. HAMLETT BY WARRANTY DEED FROM JANET SHANDS DBA MUTUAL CONTRACTORS, RECORDED ON THE 27TH DAY OF DECEMBER, 2001 IN INSTRUMENT NO. 20011227-0142924, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2900, PAGE 78, EASEMENT OF RECORD IN BOOK 2593, PAGE 566 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 460 Capri Drive, Nashville, Tennessee 37209
(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:T20090060062 DEEDWARR
Recvd: 09/02/09 09:11 2 pgs
Fees:13.00 Taxes:536.50
20090902-0082238

Witness my/our hand(s) this 28th day of August, 2009.

Linda F Hamlett by Gwen Burlew Atty in fact

Linda F. Hamlett

STATE OF Tennessee
COUNTY OF Davidson

On this the 28th day of August, 2009, before me personally appeared Gwen Burlew 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 Linda F. Hamlett and who acknowledged she executed the same as the free act and deed of the said Linda F. Hamlett.

Witness my hand and official seal, this the 28th 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