WARRANTY DEED

G-VRE-09-4005

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,197.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF November, 2009.

Notary Public

MY COMMISSION EXPIRES: 4-10

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE — MARY FRANCES RUDY — DAVIDSON COUNTY — TENN.

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
Anne C. Mabry	Pinnacle National Bank	
4005 Moss Rose Drive (ADDRESS)	211 Commerce Street, Suite 300 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	073-01 247.00

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 LEIGH ANN WALKER, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNE C. MABRY, AN UMARRIED WOMAN, 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 NEAR NASHVILLE IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHWESTERLY ONE-HALF OF LOT NO. 10 AND THE SOUTHEASTERLY 25 FEET OF LOT NO. 9 ON THE MAP OF MOSS ROSE HEIGHTS SUBDIVISION, SECTION II, EXTENDED, AS OF RECORD IN BOOK 1424, PAGE 109, REGISTER'S OFFICE FOR SAID COUNTY. SAID PARTS OF SAID LOTS ADJOIN AND FRONT TOGETHER 75 FEET ON THE SOUTHWESTERLY SIDE OF MOSS ROSE DRIVE AND RUNS BACK BETWEEN PARALLEL LINES 200 FEET TO A DEAD LINE. BEING THE SAME PROPERTY CONVEYED TO LEIGH ANN WALKER, AN UNMARRIED WOMAN BY WARRANTY DEED FROM MICHELLE SAWYER AND STEPHANIE PHILLIPS, RECORDED ON THE 14TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030214-0020330, RE-RECORDED AT INSTRUMENT NO. 20030321-0037797, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LEIGH ANN WALKER, AN UNMARRIED WOMAN BY WARRANTY DEED FROM MICHELLE SAWYER AND STEPHANIE PHILLIPS, RECORDED ON THE 14TH DAY OF FEBRUARY, 2003 IN INSTRUMENT NO. 20030214-0020330, RE-RECORDED AT INSTRUMENT NO. 20030321-0037797, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF MOSS ROSE HEIGHTS SUBDIVISION, SECTION NO. 2, EXTENDED, AS RECORDED IN PLAT BOOK 1424, PAGE(S) 109, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 4005 Moss Rose Drive, Nashville, Tennessee 37216
(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:T20090079881 DEEDWARR
Recvd: 11/24/09 12:17 2 pgs
Fees:13.00 Taxes:640.83
20091124-0108097

Witness my/our hand(s) this 20th day of November, 2009.

Leigh Ann Walker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leigh Ann Walker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of November, 2009.

Notary Public

My Commission Expires: 7-24-12

(SEAL)

MARY FRANCES RUDY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

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