NAME AND ADDRESS OF NEW OWNER:
J. Allen Roberts and wife. Julie Roberts
2421 Old Hickory Blvd,
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
NEW OWNER

Map/Parcel 15700005100

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Pinnacle National Bank**, has this day bargained and sold and does hereby transfer and convey unto **J. Allen Roberts** and wife, **Julie Roberts**, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2, Devonshire Manor, Section One, of record in Plat Book 5200, pages 122 and 123, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Pinnacle National Bank by deed from Hugh M. Queener, Trustee, appearing of record in Instrument No. 20091125-0108412 of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This property has an address of 2421 Old Hickory Boulevard (a/k/a 6300 Edinburgh), Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except by lien of the 2009 real property taxes, which taxes are being prorated between the parties herein, with the grantor to pay said taxes when due.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By

BILL GARRETT, Davidson County
Trans:T20100000980 DEEDWARRSP
Recvd: 01/06/10 11:06 2 pgs
Fees:13.00 Taxes:1846.30
20100106-0001164

MR-2009-09523

acceptance of this deed, grantees acknowledge that they have inspected the property and are satisfied with its condition and they accept the property "as is".

WITNESS MY HAND on this 31st day of December, 2009.

Pinnacle National Bank

By: _____
James V. Gregory, Assistant Vice President

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared James V. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Assistant Vice President of Pinnacle National Bank, the within named bargainor, a corporation, and that he as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice President.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 31st day of December, 2009.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
Notary Public

My commission expires: 11/19/13

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$499,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me on this 31st day of December, 2009.

_____
Notary Public

My commission expires: 11/19/13

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County