BILL GARRETT, Davidson County
Trans:T20100009452 DEEDWARRSP
Recvd: 02/17/10 11:10 2 pgs
Fees:13.00 Taxes:571.65
20100217-0012074

This instrument prepared by:

Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, Tennessee 37072

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
RONE RENEE PHELPS 1840 GRACE POINT LANE NOLENSVILLE, TN 37135	ACCESS NATIONAL MORTGAGE 1800 ROBERT FULTON DRIVE RESTON, VA 20191	MAP 18-10 A PARCEL 42.00C0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $154,500.00.

Rone Renee Phelps
AFFIANT

Subscribed and sworn to before me, this the 12th day of February, 2010.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY TENNESSEE

NOTARY PUBLIC
My Commission Expires: 12-21-2011

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PINNACLE NATIONAL BANK, a national banking association,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **RONE RENEE PHELPS,** hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in **Davidson,** Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Carothers Crossing, Phase 2, Section I, Lots 21-61, Final Plat Subdivision of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.
>
> Being the same property conveyed to Pinnacle National Bank, a national banking association by deed of record in Instrument No. 20091221-0115497, Register's Office for Davidson County, Tennessee.
>
> **THIS IS IMPROVED PROPERTY KNOWN AS: 1840 Grace Point Lane, Nolensville, TN 37135**

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, her heirs, successors and assigns, forever.

GRANTOR further covenant and binds themselves, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, her heirs, representatives and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 12 day of February, 2010.

PINNACLE NATIONAL BANK

BY: _____
JASON K. WEST

TITLE: AREA EXECUTIVE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named JASON K. WEST, AREA EXECUTIVE of PINNACLE NATIONAL BANK, a national banking association, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the AREA EXECUTIVE of PINNACLE NATIONAL BANK, a national banking association, and is authorized by same to execute this instrument on its behalf.

Witness my hand and official seal, this 12 day of February, 2010.

_____
NOTARY PUBLIC

My Commission Expires: 11/7/12

SHARON B. MOORHEAD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON