NAME AND ADDRESS OF NEW OWNER:
Chester Shrum and wife,
Terrie Shrum
PO Box 758
Ridgetop TN 37152

SEND TAX NOTICES TO:
Owners

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

Map & Parcel 00200007800002 (Davidson)
Map & Parcel 00200007800001 (Davidson)
Map & Parcel 132L-A-04501 (Robertson)

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 **Chester Shrum** and wife, **Terrie Shrum**, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson and Robertson Counties, Tennessee, and being more particularly described as follows, to-wit:

The following paragraph describes a tract of land in the 12th Civil District of Robertson County, Tennessee, and the 10th Councilmanic District of Davidson County, Tennessee.

Beginning at an iron pin (old); in the southerly margin of Old Springfield Highway, the northeast corner of a tract of land which belongs to Mika R. Armstrong, having a deed reference in Record Book 955, Page 24, Register's Office of Robertson County, Tennessee (RORCT), the most northerly northwest corner of this tract, and continuing, as follows: S 87°01'12" E, 251.48 feet to a highway concrete monument (old), at the intersection of the southerly margin of Old Springfield Highway and the westerly margin of U.S. Highway #41; thence with the westerly margin of U.S. Highway #41, as follows: S 24°46'02" E, 221.04 feet to an iron pin (new); thence, S 02°28'51" E, 123.69 feet to an iron pin (old), in the westerly margin of U.S. Highway #41, the northeast corner of a tract of land which belongs to Edward C. Binkley, having a deed reference in Deed Book 5643, Page 458, Register's Office of Davidson County, Tennessee (RODCT); thence with the boundary of said tract of land which belongs to Edward C. Binkley as follows: N 87°12'14" W, 215.71 feet to an iron pin (old); thence, S 11°22' 04" W, 557.47 feet to an iron pin (new), a corner of said tract of land which belongs to Edward C. Binkley in the easterly boundary of a tract of land which belongs to Marty Wall, having a deed reference in Instrument Number 20071204- 0140239, RODCT; thence, N 13°43'55" W, 549.06 feet to an iron pin (new), a common corner of said tract of land which belongs to Marty Wall, and a tract of land which belongs to James L. Cook having a deed reference in Record Book 1306, Page 418, RORCT, and said tract of land which belongs to Mika R. Armstrong; thence with the boundary of said tract of land which belongs to Mika R. Armstrong, as follows: S 77°51'49" E, 62.00 feet to an iron pin (new); thence N 27°35'11" E, 188.40 feet to an iron pin (old); thence, N 12°30'46" W, 190.58 feet, to the point of beginning) containing 3.73 acres, as surveyed by Steven E. Artz, Tennessee License No. 1708) d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee. 37172 dated January 18, 2010.

Being the same property conveyed to Pinnacle National Bank by deed from M. Glenn Layne, Successor Trustee, by deed appearing of record in Instrument No. 20090910-0084761, of the Register's Office of Davidson County, Tennessee and Record Book 1337, page 396, of the Register's Office of Robertson County, Tennessee.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.

This property is generally known as Old Springfield Highway and U.S. Highway 41, Ridgetop, Tennessee 37152.

BILL GARRETT, Davidson County
Trans:T20100013378 DEEDWARRSP
Recvd: 03/05/10 13:13 2 pgs
Fees:13.00 Taxes:207.20
20100305-0017230

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 2010 real property taxes, which taxes are being prorated between the parties herein, with the grantees 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 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 4th day of March, 2010.

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 4th day of March, 2010.

_____
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

My commission expires: 11/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$56,000.00**, 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 4th day of March, 2010.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____
Notary Public

My commission expires: 11/19/13

MR-2010-10068