NAME AND ADDRESS OF NEW OWNER:
Richard L. Smith and wife,
Mary Lynne Smith
1968 Wild Oaks Court
Antioch, Tennessee 37013

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

BILL GARRETT, Davidson County
Trans:T20100014810 DEEDWARRSP
Recvd: 03/12/10 11:21 2 pgs
Fees:13.00 Taxes:598.29
20100312-0019057

SEND TAX NOTICES TO:
Owner

Map & Parcel 163070A
07100

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 **Richard L. Smith** and wife, **Mary Lynne Smith**, 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. 71 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 20080312-0025065, as revised in Instrument No. 20080603-0056596, of the Register's Office of 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. 20100223-0013768, of said Register's Office.
>
> This conveyance is subject to Declaration of Reciprocal Easement Agreement with Covenants and Restrictions of record in Instrument No. 20081203-0117279, of said Register's Office; to an Easement to Comcast of Nashville I, LLC of record in Instrument No. 20090316-0023090, of said Register's Office; to an Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8757, page 832, and Book 6764, page 706, both of record in said Register's Office; to a Stormwater Detention Agreement of record in Instrument No. 20060809-0097641, of said Register's Office; to an Application for Greenbelt tax treatment of the subject property of record in Book 10715, page 499, of said Register's Office; to an Inspection and Maintenance Agreement in Instrument No. 20081120-0114320, and Instrument No. 20081120-0114360, both of record in said Register's Office; to a Grant of Easement in Instrument No. 20081216-0120394, of said Register's Office; to Easements of record in Instrument No. 20081203-0112279, Book 8526, page 362, and Book 6803, page 705, all of record in said Register's Office; to a Deed to the State of Tennessee of record in Book 10202, page 863, of said Register's Office; 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 is property has an address of 1968 Wild Oaks Court, Antioch, Tennessee 37013.

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 11th 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 11th day of March, 2010.

Rutherford County George H. White STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public

My commission expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$161,700.00**, 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 11th day of March, 2010.

Rutherford County George H. White STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public

My commission expires: 11/19/2013