NAME AND ADDRESS OF NEW OWNER:
Keith D. Covington
2121 Glen Haven Drive
Nolensville, Tennessee 37135

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

SEND TAX NOTICES TO:
Owner

Map & Parcel 188100A02300

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 **Keith D. Covington**, married, his 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. 23 on the Plan of Carothers Crossing, Phase 2, Section o1, Lots 21-61, as of record in Instrument No. 20070807-0093924, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the property conveyed to Pinnacle National Bank by deed from Jason S. Lewallen, Substitute Trustee, appearing of record at Instrument No. 20091221-0115496, of said Register's Office.

This conveyance is subject to Master Deed Restrictions for Carothers Crossing of record at Instrument No. 20070627-0076581, as supplemented by Instrument No. 20070821-0099817, Instrument No. 20070821-0099818; as amended by Instrument No. 20080515-0049892 and Instrument No. 20080515-0049893, all of record in said Register's Office; to the Declaration of Charter, Easements, Covenants and Restrictions recorded at Instrument No. 20070627-0076582, as supplemented by Instrument No. 20070821-0099817 and Instrument No. 20070821-0099818, and as amended by Instrument No. 20080515-0049892, all of said Register's Office; to an Easement to Colonial Pipeline Company of record in Book 4588, page 484, of said Register's Office; to an Easement and Memorandum of Agreement at Instrument No. 20070123-0009057, of said Register's Office; to an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances to Metropolitan Government of Nashville and Davidson County of record at Instrument No. 20070711-0082648, of said Register's Office; to a Stormwater Detention Agreements of record at Instrument No. 20070702-0078659, Instrument No. 20060407-0040185 and Instrument No. 20060526-0062228, all of said Register's Office; to a Charter of Carothers Crossing Neighborhood Association, Inc. of record at Instrument No. 20070307-0027908, 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 property has an address of 2109 Glen Haven Drive, Nolensville, Tennessee 37135.

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

BILL GARRETT, Davidson County
Trans:T20100018688 DEEDWARRSP
Recvd: 03/31/10 10:19 2 pgs
Fees:13.00 Taxes:45.16
20100331-0023865

The undersigned covenants with the said grantee 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 grantee 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, grantee acknowledges that he has inspected the property and is satisfied with its condition and he accepts the property "as is".

WITNESS MY HAND on this 30th 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 30th day of March, 2010.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

George H. White
Notary Public

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 **$12,206.25**, 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 30TH day of March, 2010.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

George H. White
Notary Public

My commission expires: 11/19/13