NAME AND ADDRESS OF NEW OWNER:
Leland D. Watts and
Winifred A. Watts
2819 Gallatin Rd
Nashville, TN 37216

SEND TAX NOTICES TO:
Owners

BILL GARRETT, Davidson County
Trans:T20100018691 DEEDWARRSP
Recvd: 03/31/10 10:22 3 pgs
Fees:18.00 Taxes:1702.00
20100331-0023867

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

Map & Parcels
07114039400, 07114039700,
07114008700, 07114039600,
05003001300, 05003001200,
05003001700, 05003001600,
05002003900, 07110019500,
07110003200

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 **Leland D. Watts** and **Winifred A. Watts**, 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:

TRACT 1: Being Lot No. 26-A, Zone Lot Division of Lot Nos. 25 & 26, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 126-A Fern Avenue, Nashville, Tennessee 37207.

TRACT 2: Being Lot No. 26-B, Zone Lot Division of Lot Nos. 25 & 26, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 126-B Fern Avenue, Nashville, Tennessee 37207.

TRACT 3: Being Lot No. 25-A, Zone Lot Division of Lot Nos. 25 & 26, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 126-C Fern Avenue, Nashville, Tennessee 37207.

TRACT 4: Being Lot No. 25-B, Zone Lot Division of Lot Nos. 25 & 26, on the Plan of Weakley & Dodd's Subdivision of Lot 17, Brooklyn, of record in Plat Book 6200, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 126-D Fern Avenue, Nashville, Tennessee 37207.

TRACT 5: Being Lot No. 80, on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 1704-1706 Westchester Drive, Nashville, Tennessee 37207.

TRACT 6: Being Lot No. 79, on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 1708-1710 Westchester Drive, Nashville, Tennessee 37207.

TRACT 7: Being Lot No. 82, on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 1709-1711 Westchester Drive, Nashville, Tennessee 37207.

TRACT 8: Being Lot No. 81, on the Plan of Section III, Willow Creek, of record in Plat Book 5200, page 631, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 1705-1707 Westchester Drive, Nashville, Tennessee 37207.

TRACT 9: Being Lot No. 34, on the Plan of Section II, Willow Creek, of record in Plat Book 5200, page 630, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 3633-3635 Willow Creek, Nashville, Tennessee 37207.

TRACT 10: Being Lot No. 9-B, Zone Lot Division of Lot 9, on the Plan of Weakley and Dodd's Subdivision of Lot 17 in Booklyn, of record in Plat Book 6200, page 540, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 517-A Weakley Avenue, Nashville, Tennessee 37207.

TRACT 11: Being Lot No. 9-A, Zone Lot Division of Lot 9, on the Plan of Weakley and Dodd's Subdivision of Lot 17 in Booklyn, of record in Plat Book 6200, page 540, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This property has an address of 517-B Weakley Avenue, Nashville, Tennessee 37207.

Being the same property conveyed to Pinnacle National Bank by deed from Hugh M. Queener, Trustee appearing of record in Instrument No. 20100308-0017698, of the Register's Office of Davidson County, Tennessee.

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 29th 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 29th day of March, 2010.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____
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 **$460,000.00**, 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 29th day of March, 2010.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____
Notary Public

My commission expires: 11/19/13