Map and Parcel: 15400000400

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100020517 DEEDWARRSP
Recvd: 04/07/10 15:06 5 pgs
Fees:27.00 Taxes:0.00
20100407-0026269

Address of New Owner(s)
Gary Bennett Pinkerton
Connie Sones Pinkerton
8957 Poplar Creed Road
Nashville, TN 37221

Send Tax Bills To:

SAME

This Instrument Prepared By:
J. Terry Price
Guenther & Jordan, Attorneys
1150 Vanderbilt Plaza
2100 West End Avenue
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

This conveyance is executed by Executor of an estate and Trustee to implement a testamentary device in accordance with T.C.A. 67-4-409(a)(3)(D) with no transfer tax due.

Gary Bennett Pinkerton

Subscribed and sworn to before me this 22 day of March, 2010

J. TERRY PRICE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: March 4, 2013

For and in Consideration of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, The Estate of Grace Elizabeth Wright Pinkerton, Robert Muriel Pinkerton, Executor, and The Testamentary Trust for the benefit of Grace Elizabeth Wright Pinkerton, Robert Muriel Pinkerton, Trustee (hereafter referred to as "Grantor") by these presents do hereby convey unto Gary Bennett Pinkerton and Connie Sones Pinkerton, as husband and wife, their heirs and assigns, (hereafter referred to as "Grantee") a certain parcel of land in the County of Davidson, State of Tennessee, described as follows:

Being a Parcel of property located in the 35th Councilmatic District of Davidson County Tennessee, being more particularly described as followed:

BEGINNING at an Iron Rod (old) in the North right-of-way of Poplar Creek Road (50' R.O.W.), said Iron Rod being 575' east of the intersection of the TVA Transmission line over Poplar Creek Road, said Iron Rod also being the easternmost point of a tract of the Robert Taylor Pinkerton and wife, Grace Elizabeth Pinkerton Property as of record in Deed Book 9572, Page 370;

THENCE, leaving said right-of-way, following said PinkertonNorth 11 degrees 31 minutes 37 seconds west for a distance of 718.66 feet to a set stone (found) by a metal fence post in the southern boundary of the Nashville Biltmore, L.P. as of record in Instrument Number 20050527-0059794;

THENCE, leaving said Pinkerton, following said Nashville Biltmore, L.P. South 85 degrees 08 minutes 41 seconds East for a distance of 348.10 feet to an Iron Rod (old); North 07 degrees 51 minutes 26 seconds East for a distance of 1066.81 feet to an Iron Rod (old); South 84 degrees 57 minutes 38 seconds East for a distance of 464.42 feet to an Iron Rod (new), said point being the Northwest corner of the Sherry L. Jolly et vir Richard A. Jolly property as of record in instrument number 20030916-0135630;

THENCE, leaving said Nashville Biltmore L.P., following said Jolly South 00 degrees 08 minutes 56 seconds West for a distance of 449.01 feet to an Iron Rod (new); South 12 degrees 06 minutes 04 seconds East for a distance of 323.00 feet to an Iron Rod (new);South 16 degrees 51 minutes 04 seconds East for a distance of 574.95 feet to an Iron Rod (new) in the northern right-of-way of said Poplar Creek Road;

THENCE, leaving said Jolly, following said right-of-way South 69 degrees 25 minutes 58 seconds West for a distance of 961.54 feet to an Iron Rod (new); THENCE, with a curve to the right, said curve having an arc length of 149.79 feet, a radius of 725.00 feet, and a chord of South 75 degrees 21 minutes 06 seconds West for a distance of 149.52 feet to the point of beginning;

Containing 1,147,310 s.f. or 26.34 Acres+/-, according to a boundary survey prepared by Monroe T. Elliott, dated January 14, 2010;

Being a portion of the property conveyed to Robert Taylor Pinkerton and wife, Grace Elizabeth Pinkerton as of record in Deed Book 9572, Page 370, Registers Office, Davidson County, Tennessee.

* * *

Robert Taylor Pinkerton died, testate, October 18, 1997 and his estate was administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 98 P-506. In his will, Robert Taylor Pinkerton, created a Testamentary Trust for the benefit of Grace Elizabeth Wright Pinkerton and appointed his son, Robert Muriel Pinkerton, as Trustee. His one-half, undivided interest in the above property was given to the trust for the benefit of Grace Elizabeth Wright Pinkerton. At the death of Grace Elizabeth Wright Pinkerton, this property was given to his sons, Robert Muriel Pinkerton and Gary Bennett Pinkerton who, as evidenced by their signatures, have agreed upon a division of the property with Gary receiving this parcel as his full inheritance in land.

Grace Elizabeth Wright Pinkerton died, testate, September 7, 2008, and her estate was administered in the Seventh Circuit Court for Davidson County, Tennessee, Docket Number 09 P-240, with Robert Muriel Pinkerton as Executor. Her one-half undivided interest in the above property was given to her sons, Robert Muriel Pinkerton and Gary Bennett Pinkerton who, as evidenced by their signatures, have agreed upon a division of the property with Gary receiving this parcel as his full inheritance in land.

As a result of the gifts from the Trust and the Estate, Robert Muriel Pinkerton as Trustee of the Testamentary Trust for the benefit of Grace Elizabeth Wright Pinkerton, and Robert Muriel Pinkerton, as Executor of the Estate of Grace Elizabeth Wright Pinkerton, is executing this deed to convey this parcel to Gary Bennett Pinkerton and his wife as tenants by the entireties.

As evidenced by their signatures below, Robert Muriel Pinkerton and Gary Bennett Pinkerton acknowledge their decision to divide the real property differently than directed in the wills of Robert Taylor Pinkerton and Grace Elizabeth Wright Pinkerton.

There were and are no debts or claims against the estates of Robert Taylor Pinkerton and Grace Elizabeth Wright Pinkerton which are or would be payable from the real property described above, whether or not such claims have been filed in the Seventh Circuit Court of Davidson County, Tennessee. There were and are no federal, state, or local taxes, including death taxes on the estates of Robert Taylor Pinkerton and Grace Elizabeth Wright Pinkerton which constitute a claim or lien against the property described above. There were and are no Tennessee inheritance taxes due by reason of the deaths of Robert Taylor Pinkerton and Grace Elizabeth Wright Pinkerton which are payable from the real property described above.

Grantor covenants that the Estate and Trust are seized and possessed of the above described property, and have the right to convey it, and Grantor does hereby bind the Estate and Trust, their heirs and representatives, to warrant and forever defend all of the Subject Property unto the Grantee, their heirs and assigns, against every person whosoever lawfully claims the Subject Property or any part thereof by, through or under Grantor, but not otherwise.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness this 5 day of April, 2010.

ESTATE OF
GRACE ELIZABETH WRIGHT PINKERTON

Robert Muriel Pinkerton

Robert Muriel Pinkerton, Executor

TESTAMENTARY TRUST FOR
THE BENEFIT OF
GRACE ELIZABETH WRIGHT PINKERTON

Robert Muriel Pinkerton

Robert Muriel Pinkerton, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Robert Muriel Pinkerton, as Executor of the Estate of Grace Elizabeth Wright Pinkerton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that, as Executor, he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of ~~March,~~ 2010.

NOTARY PUBLIC

My Commission Expires: March 4, 2013

J. TERRY PRICE
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Robert Muriel Pinkerton, as Trustee under the Testamentary Trust for the benefit of Grace Elizabeth Wright Pinkerton, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that, as Trustee, he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of ~~March,~~ 2010.

NOTARY PUBLIC

My Commission Expires: March 4, 2013

J. TERRY PRICE
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY, TN

We, Gary Bennett Pinkerton and Robert Muriel Pinkerton, hereby join in the conveyance for the express purpose of evidencing our joint and mutual decision to divide the real estate of the Estate and the Trust differently than directed in our parents' Wills. We have chosen this division of property over that designated in the aforementioned Wills of Robert Taylor Pinkerton and Grace Elizabeth Wright Pinkerton and the Testamentary Trust for the benefit of Grace Elizabeth Wright Pinkerton. This decision is binding upon us, our spouses, heirs, assigns and representatives.

GARY BENNETT PINKERTON

ROBERT MURIEL PINKERTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Robert Muriel Pinkerton and Gary Bennett Pinkerton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of ~~March~~, 2010.

NOTARY PUBLIC

My Commission Expires: March 4, 2013

J. TERRY PRICE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN