NAME AND ADDRESS OF NEW OWNER:
Aaron T. Walker and David M. Patton
103B Memorial Drive
Goodlettsville, Tennessee 37072

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

SEND TAX NOTICES TO:
Owner

Tract 1: Map & Parcel 188100A03900
Tract 2: Map & Parcel 188100A05100
Tract 3: Map & Parcel 188100A05400

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 **Aaron T. Walker** and **David M. Patton**, 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: Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Carothers Crossing, Phase 2, Section 1 Lots 21-61, as of record in Instrument No. 20070824-0101504, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being part of the property conveyed to Pinnacle National Bank by deed from Larry D. Craig, Substitute Trustee, appearing of record in Instrument No. 20100329-0023192, of said Register's Office.

Tracts 2 & 3: Land in Davidson County, Tennessee, being Lot Nos. 51 and 54, on the Plan of Carothers Crossing, Phase 2, Section 1 Lots 21-61, as of record in Instrument No. 20070824-0101504, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being part of the property conveyed to Pinnacle National Bank by deed from Hugh M. Queener, Trustee, appearing of record in Instrument No. 20091110-0103995, of said Register's Office.

This conveyance is subject to Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Instrument Nos. 20070627-0076582 and 20070821-0099817, both of record in said Register's Office; to a Master Deed of record in Instrument No. 20070627-0076581 and amended as Instrument Nos. 20080515-0049892 and 20080515-0049893, both of record in said Register's Office; Easement for Pipeline of record in Book 4588, page 484, of said Register's Office; to a Storm Water Detention Agreement of record in Instrument No. 20070702-0078659 of said Register's Office; Easement and Memorandum of Agreement of record in Instrument No. 20070123-0009057, of said Register's Office; to an Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20070711-0082648, of said Register's Office; to Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewer and/or storm drainage, of record in Instrument No. 20070703-0079178, 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.

Lot 39: This property has an address of 1846 Grace Point Lane, Nolensville, Tennessee 37135.

Lot 51: This property has an address of 2019 Oak Trail Drive, Nolensville, Tennessee 37135.

Lot 54: This property has an address of 2025 Oak Trail Drive, Nolensville, Tennessee 37135.

BILL GARRETT, Davidson County
Trans:T20100039815 DEEDWARRSP
Recvd: 06/30/10 08:56 2 pgs
Fees:13.00 Taxes:1157.87
20100630-0050980

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 25th day of June, 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 25th day of June, 2010.

George A. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

George A. 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 **$312,937.80**, 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 25 day of June, 2010.

Notary Public

DONNA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My commission expires: 10/18/11.

Please Record and Return To:
Highland Title, LLC
700 Johnny Cash Pkwy, Ste 201
Hendersonville, TN 37075