BILL GARRETT, Davidson County
Trans:T20100040916 DEEDWARRSP
Recvd: 07/02/10 14:37 3 pgs
Fees:18.00 Taxes:3737.00
20100702-0052296

This instrument prepared by:

Closing & Title Services, Inc.
533 Rivergage Parkway
Goodlettsville, TN 37072

Address New Owner: No.	Send Tax Bills To:	Map-Parcel
GREGORY T. ALLEN 1138 BALBADE DRIVE NASHVILLE, TN 37215	SAME	MAP 144-7 PARCEL 21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$1,010,000.00~~

Gregory T. Allen
AFFIANT

Subscribed and sworn to before me, this the 30th day of JUNE, 2010.

NOTARY PUBLIC

My Commission Expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PINNACLE NATIONAL BANK**, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **GREGORY T. ALLEN AND WIFE, JANE H. ALLEN**, hereinafter called the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE"

Improved property known as: 1138 Balbade Drive, Nashville, TN 37215

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR further covenant and binds themselves, its respresentatives and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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".

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 14 day of June, 2010.

PINNACLE NATIONAL BANK

BY: _____

JASON K. WEST, AS AREA EXECUTIVE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, a Notary Public in and for said County and State, the within named JASON K. WEST, AREA EXECUTIVE OF PINNACLE NATIONAL BANK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the AREA EXECUTIVE OF PINNACLE NATIONAL BANK and is authorized by same to execute this instrument on its behalf by signing the name of Jason K. West as Area Executive.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of June, 2010.

JOHN B. MOORHEAD
NOTARY PUBLIC
STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

MY COMMISSION EXPIRES: _____

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 17, Section III, Chickering Park, as of record in Book 2663, pages 90 and 91, Register's Office for Davidson County, Tennessee, and described as follows:
Beginning at a point in the easterly margin of Balbade Drive, at the corner of Lot Nos. 16 and 17, thence with the line between said lots, easterly 530 feet to a point in the westerly line of Lot No. 18; thence with the line between Lot Nos. 17 and 18; northerly 484 (as changed to 431.6 feet by Surveyor's Certificate of record in Book 3402, page 454, said Register's Office), to a point in the southerly margin of Chateau Lane; thence with the margin of the same, around a slight curve, westerly 220 feet to a point at the beginning of a curve, near the intersection of Balbade Drive; thence around said curve, southwesterly 39.27 feet to a point in the easterly margin of Balbade Drive; thence with the margin of the same, southerly 191.9 feet to the beginning.

Being in the same property conveyed to Pinnacle National Bank by Successor's Trustee's Deed dated 10/29/08 of record in Instrument No. 20081030-0108180, Register's Office for Davidson County, Tennessee.

Known as: 1138 Balbade Drive, Nashville, TN 37215