NAME AND ADDRESS OF NEW OWNER:
Benjamin Herron
2600 Hillsboro Pike, Unit 233
Nashville, Tennessee 37212

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

SEND TAX NOTICES TO:
Franklin American Mortgage Company
501 Corporate Center Drive #400
Franklin, TN 37067

Map & Parcel 117030H15300

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 **Benjamin Herron**, unmarried, 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:

> Unit No. 153 and Storage Space S11 on the Plan of The Enclave at Hillsboro Village Condominiums as established under the Master Deed of record as Instrument No. 20051005-0119789 as amended as Instrument No. 20060210-0016562 and as further amended as Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.
>
> Being the same property conveyed to Pinnacle National Bank by deed from George H. White, Successor Trustee, appearing of record in Instrument No. 20100405-0025047, of said Register's Office.
>
> This conveyance is subject to Restrictive Covenants of record in Instrument No. 20051005-0119789, Instrument No. 20060210-0016562, Instrument No. 20060919-011652, Instrument No. 20050926-0115605, and Instrument No. 20050928-0116816, all of said Register's Office; to a Master Deed of record in Instrument No. 20051005-0119789, as amended in Instrument No. 20060210-0016562 and further amended in Instrument No. 20060919-0116052, said Register's Office; to a Charter of The Enclave at Hillsboro Village Condominiums Association, Inc. recorded in Instrument No. 20050926-0115605 and Instrument No. 20050928-0116816, both 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 2600 Hillsboro Pike, Unit 153, Nashville, Tennessee 37212.

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.

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.

BILL GARRETT, Davidson County
Trans:T20100041028 DEEDWARRSP
Recvd: 07/06/10 08:12 2 pgs
Fees:13.00 Taxes:730.38
20100706-0052432

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 28th 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 28th day of June, 2010.

George 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 **$197,400.00**, 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 28th day of June, 2010.

_____
Notary Public

My commission expires: 01/07/2013.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY