THIS INSTRUMENT PREPARED BY: Mudter & Patterson Attorneys-at-Law 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 Record & Return To: First Title & Escrow Co., Inc. FTEC File No. 29590-06-2010 File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $460,000.00. Affiant Subscribed and sworn to before me this 30th day of June, 2010. Notary Public My Commission Expires:

BETTA M. BROCK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires FEB. 19, 2013

WARRANTY DEED

Address New Owner: Casey W. Riggs 1410A Clifton Lane Nashville, TN 37215	Send Tax Bills To: Pinnacle National* 150 3rd Ave. S #900 Nashville, TN 37201 *Bank	Tax Information: Map and Parcel No.: 117 120 D 00200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Aubrey B. Harwell, Jr., Trustee, with full power to sell, convey and mortgage without the joinder of any beneficiaries,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Casey W. Riggs*** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

*an unmarried man

This is improved property located at 1410A Clifton Lane, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of June, 2010.

Aubrey B. Harwell, Jr., Trustee by
Stephen C. Sexton Atty in Fact

Aubrey B. Harwell, Jr., Trustee
BY: Stephen C. Sexton, Attorney-In-Fact
BY: Power of Attorney appearing as
Instrument NO. 20100625-0049817 Register's Office for Davidson County, Tennessee

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen c. Sextion, 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 Attorney-In-Fact for the said Aubrey B. Harwell, Trustee, and is authorized by the said Aubrey B. Harwell, Trustee to execute this instrument on his behalf.

Witness my hand, at office, this 30th day of June, 2010.

Notary Public

My Commission Expires: 3-29-11

JACKIE R. DUSEK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20100041324 DEEDWARR
Recvd: 07/06/10 14:30 2 pgs
Fees:13.00 Taxes:1702.00

20100706-0052861

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1410A, together with the appurtenant interest in the common elements of Hawthorne Townhomes, a condominium established by Declaration of record in Instrument No. 20070508-0055386, amended and restated in Instrument No. 20090810-0075217 and amended in Instrument No. 20100624-0049363, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned amended Declaration.

Being part of the same property conveyed to Aubrey B. Harwell, Jr., Trustee, with full power to sell, convey and mortgage without the joinder of any beneficiaries by deed dated 6/9/2009 from JB Partners, a Tennessee general partnership of record in Instrument No. 20090610-0053933, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2010 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration and By-Laws for Hawthorne Townhomes, a Condominium, of record in Instrument No. 20070508-0055386, amended and restated in Instrument No. 20090810-0075217 and Instrument No. 20100624-0049363, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 1424, page 22, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 3933, page 49, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record in Instrument No. 20091020-0096793, Register's Office for Davidson County, Tennessee.