THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 552,500.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2010 Notary Public MY COMMISSION EXPIRES May 8, 2012 (AFFIX SEAL)

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sean B. Kaminsky	Pinnacle National Bank	MAP 116-08-G
163 Charleston Park	150 3rd Ave So, Ste 900	PARCEL 163.00CO
Nashville, TN 37205	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Ashley W. Conner as Trustee of the 2004 Conner Personal Residence Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sean B. Kaminsky**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson county, Tennessee, being Lot No. 163 on the Plan of Sugartree, Phase III, as of record in Book 5050, pages 67-71, amended in Book 5169 page 426, Book 5191 page 412, Book 5222 page 468 and Book 5238 page 93, Registers office for Davidson county, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Lewis H. Conner, Jr. and wife Ashley W. Conner by deed from Gerald Bucy and G. W. Brown of record in Book 6184 page 525, re-recorded in Book6186 page 361, Registers Office for Davidson County, Tennessee, dated November 30, 1983. And being the same property conveyed to Ashley W. Conner by Quitclaim Deed from Lewis H. Conner, Jr. of record in Instrument No. 20041216-0149832, Registers Office for Davidson county, Tennessee, dated December 13, 2004. And being the same property conveyed to 2003 Conner Personal Residence Trust by Quitclaim Deed from Ashley W. Conner, of record in Instrument No. 20041216-0149833, Registers office for Davidson County, Tennessee, dated December 13, 2004. Deed of Correction recorded in Instrument No. 20100708-0053473 to correctly identify the Trust as the 2004 Conner Personal Residence Trust.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **163 Charleston Park, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand(s) this the 25th day of June, 2010.

2004 Conner Personal Residence Trust

Ashley W. Conner, Trustee
Ashley W. Conner, Trustee

Ashley W. Conner
Ashley W. Conner, Individually

BILL GARRETT, Davidson County
Trans:T20100041802 DEEDWARR
Recvd: 07/08/10 10:59 2 pgs
Fees:13.00 Taxes:2044.25

20100708-0053474

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Ashley W. Conner** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **2004 Conner Personal Residence Trust** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Ashley W. Conner** as such **Trustees**.

Witness my hand and seal this the 25th day of June, 2010.

My Commission expires May 8, 2013

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ashley W. Conner** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of June, 2010.

My Commission expires May 8, 2013

Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25th day of June, 2010.

My Commission expires _____

_____
Notary Public