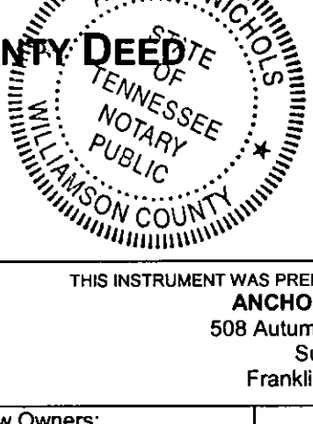
WARRANTY DEED



AT-20100049

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 15th day of July, 2010.

(Affix Seal) Notary Public

My Commission Expires: 6-12-11

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
508 Autumn Springs Court
Suite 1-B
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Christopher C. Dawson Anne Carter Dawson	Pinnacle National Bank	116.14-0-012.00
511 Park Hill Drive	211 Commerce Street, Suite 300	
Nashville, TN 37205	Nashville, TN 37201	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Anthony J. Cmelak and Lee Anne Burkhart**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Christopher C. Dawson and Anne Carter Dawson, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Exhibit "A"

A certain tract or parcel of land located in ~~Shelby~~ Davidson County, State of Tennessee, described as follows, to-wit;

Being part of Lot No. 13 on the Plan of Bransford Realty Company & Johnson Bransford's Subdivision, as of record in Book 421, page 67, Register's Office for Davidson County, Tennessee and further described as follows:

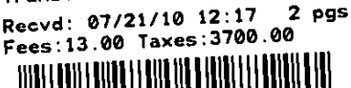
BEGINNING at a point in the north margin of Bellevue Drive South, at a point 5 feet east of the corner of Lots 11 and 13; thence northerly parallel to the line between said lots, 120 feet to a point; thence westerly 5 feet to .a point in the line between said lot, and continuing with said line, north 27.5 feet to a point; thence South 62 1/2 deg. East 250 feet to a point in the westerly margin of Bellevue Drive East; thence with the same southerly 94.5 feet to a point at the beginning of a curve; thence around said curve, southwesterly 25.46 feet to a point in the northerly margin of Bellevue Drive South; thence with the margin of the same, westerly 215.4 feet to the beginning.

Being the same property conveyed to Anthony J. Cmelak and Lee Anne Burkhart from Anthiny Michael Lombardy and wife, Rosemary Lombardy by Warranty Deed dated December 18, 1998 and recorded December 29, 1998 in Book 11270, page 248, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 511 Park Hill Drive, 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 GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20100044617 DEEDWARR
Recvd: 07/21/10 12:17 2 pgs
Fees:13.00 Taxes:3700.00



20100721-0057038

Witness my/our hand(s) this 15th day of July, 2010

Anthony J. Cmelak

Lee Anne Burkhart

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, April G. Nichols, a Notary Public in and for said County and State, the within named Anthony J. Cmelak and Lee Anne Burkhart, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson, Tennessee, this 15th day of July, 2010.

Notary Public

My Commission Expires: 6-12-11

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY