THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014

BILL GARRETT, Davidson County
Trans:T20100047578 DEEDWARR
Recvd: 08/03/10 10:29 5 pgs
Fees:28.00 Taxes:1110.00

20100803-0060874

00 BOX 10-A

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2010

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patrick E. Phoebus	Pinnacle National Bank	MAP 160-11-A
5416 Hearthstone Lane	150 3rd Avenue South, Suite 900	PARCEL 095.00CO
Brentwood, TN 37027	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, **First Farmers and Merchants Bank and Jeffrey Andrew Nelson, as Co-Trustees of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Jeffrey Andrew Nelson; First Farmers and Merchants Bank and Jeffrey Andrew Nelson, as Co-Trustees of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Scott Arnold Nelson; First Farmers and Merchants Bank and Jeffrey Andrew Nelson, as Co-Trustees of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Martha Roth Nelson; Terry Lynn Nelson Lewis, as Trustee of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Terry Lynn Nelson Lewis; and Jeffrey Andrew Nelson and Terry Lynn Nelson Lewis and Scott Arnold Nelson and Martha Roth Nelson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Patrick E. Phoebus and Patricia A. Barnicle, tenants in common with rights of survivorship**

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. 95 on the Plan of Hemmingwood I, II, III of record in Book 6900, pages 6, 7, and 8, said Register's Office.

Said Lot No. 95 fronts 59.58 feet on the southerly margin of Hearthstone Lane and extends back 147.14 feet on the westerly line and 142.82 feet on the easterly line to a dead line in the rear, measuring 59.48 feet thereon.

Being the same property conveyed to Richard B. Nelson (deceased) by quitclaim deed from Jeffrey A. Nelson of record as Instrument No. 20050420-0043829, Register's Office for Davidson County, Tennessee and by General Warranty Deed from Solon C. Apple and spouse, Dorothy W. Apple, Trustees of the Solon C. Apple and Dorothy W. Apple Revocable Living Trust of record in Book 11161, page 141, said Register's Office.

The said Richard B. Nelson having since died testate on October 5, 2008. The Last Will and Testament of Richard B. Nelson probated by the Seventh Circuit Court of Davidson County, Tennessee, as Case No. 08P1629, devises the decedent's property to four separate trusts for the benefit of four named beneficiaries those being Jeffrey Andrew Nelson, Terry Lynn Nelson Lewis, Scott Arnold Nelson, and Martha Roth Nelson. The Will names First Farmers and Merchants National Bank of Columbia, Tennessee and Jeffrey Andrew Nelson as Co-Trustees. As it relates to the testamentary trust created for the benefit of Terry Lynn Nelson Lewis, Jeffrey Andrew Nelson and First Farmers and Merchants National Bank of Columbia, Tennessee have resigned as Trustees. Pursuant to the said Last Will and Testament of Richard B. Nelson, Terry Lynn Nelson Lewis shall serve and Trustee in the case of resignation of either Co-Trustee and if only one Trustee remains, that Trustee may serve alone. Further, the undersigned Jeffrey Andrew Nelson, Terry Lynn Nelson Lewis, Scott Arnold Nelson, and Martha Roth Nelson each join in this conveyance to convey all of their individual right title and interest in and to the subject property.

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 **5416 Hearthstone Lane, Brentwood, TN 37027.**

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 our hands this the 30 day of July, 2010.

First Farmers and Merchants Bank, as Trustee of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Jeffrey Andrew Nelson

BY: M C Boone SPTO

ITS: Senior Personal Trust Officer

First Farmers and Merchants Bank, as Trustee of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Scott Arnold Nelson

BY: M C Boone SPTO

ITS: Senior Personal Trust Officer

First Farmers and Merchants Bank, as Trustee of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Martha Roth Nelson

BY: M C Boone

ITS: Senior Personal Trust Officer

Trustee

Jeffrey Andrew Nelson, Trustee of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Jeffrey Andrew Nelson

Trustee

Jeffrey Andrew Nelson, Trustee of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Scott Arnold Nelson

Trustee

Jeffrey Andrew Nelson, Trustee of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Martha Roth Nelson

Jeffrey Andrew Nelson, Individually

Scott Arnold Nelson by , Attorney-in-Fact

Scott Arnold Nelson by Jeffrey Andrew Nelson, Attorney-in-Fact

Martha Roth Nelson by , Attorney-in-Fact

Martha Roth Nelson by Jeffrey Andrew Nelson, Attorney-in-Fact

Terry Lynn Nelson Lewis, Individually

Terry Lynn Nelson Lewis, as Trustee of the Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Terry Lynn Nelson Lewis

BY: _____
Terry Lynn Nelson Lewis, Trustee

OFFICIAL SEAL
GEORGIA G BATTERMANN
Notary Public
State of New Mexico
My Comm. Expires 2/16/2014

STATE OF New Mexico
COUNTY OF Santa Fe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Terry Lynn Nelson Lewis** 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 30 day of July, 2010.

My Commission expires: 2/16/2014

Notary Public

STATE OF New Mexico
COUNTY OF Santa Fe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Terry Lynn Nelson Lewis** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Trustee** of the **Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Terry Lynn Nelson Lewis** the within named bargainor, and Trust, and that she as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Terry Lynn Nelson Lewis** as such Trustee.

Witness my hand and official seal this the 30 day of July, 2010.

My Commission Expires: 2/16/2014

Notary Public

OFFICIAL SEAL
GEORGIA G BATTERMANN
Notary Public
State of New Mexico
My Comm. Expires 2/16/2014

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Andrew Nelson** 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 he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30 day of July, 2010.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Andrew Nelson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Scott Arnold Nelson**, as his Attorney in Fact, as the free act and deed of the within named **Scott Arnold Nelson**.

Witness my hand and official seal this 30 day of July, 2010.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey Andrew Nelson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of **Martha Roth Nelson**, as her Attorney in Fact, as the free act and deed of the within named **Martha Roth Nelson**.

Witness my hand and official seal this 30 day of July, 2010.

My Commission expires: May 8, 2012

L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Kim A. Boone** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is **Senior Personal Trust Officer, for First Farmers and Merchants Bank** as the **Trustee of Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Jeffrey Andrew Nelson**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My Commission expires: May 8, 2012

L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Kim A. Boone** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is **Senior Personal Trust Officer, for First Farmers and Merchants Bank** as the **Trustee of Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Scott Arnold Nelson**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Kim A. Boone** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is **Senior Personal Trust Officer, for First Farmers and Merchants Bank** as the **Trustee of Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Martha Roth Nelson**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey Andrew Nelson** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Jeffrey Andrew Nelson** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jeffrey Andrew Nelson** as such Trustee.

Witness my hand and official seal this the 30 day of July, 2010.

My Commission Expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey Andrew Nelson** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Scott Arnold Nelson** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jeffrey Andrew Nelson** as such Trustee.

Witness my hand and official seal this the 30 day of July, 2010.

My Commission Expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey Andrew Nelson** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Trust created by the Last Will and Testament of Richard Blain Nelson for the benefit of Martha Roth Nelson** the within named bargainor, and Trust, and that he as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jeffrey Andrew Nelson** as such Trustee.

Witness my hand and official seal this the 30 day of July, 2010.

My Commission Expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON CO., TENNESSEE

Notary Public