NAME AND ADDRESS OF NEW OWNER:
Altamont Affordable Homes, Inc.
P.O. Box 179
Whites Creek, TN 37189

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

SEND TAX NOTICES TO:
Owner

Map & Parcel 02800008900

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 **Altamont Affordable Homes, Inc.**, an Illinois corporation, its successors 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:

Tract 2: Beginning at an iron pin (new) in the northwesterly margin, 25 feet from the center-line of Grays Point Road, the most southerly point of this tract, a corner to Tract 1 this survey, and being located along the margin of said road, N 60°13'57" E a distance of 332.50 feet from an iron pin (new), a corner to Roy L. Curtis, Trustee (DB: 200706200073714); thence, from the **point of beginning**, and leaving said road, N 19°04'37" W a distance of 725.00 feet to an iron pin (new), a corner to Tract 1; thence, S 64°32'46" W a distance of 438.75 feet to an iron pin (new) in the line of said Curtis; thence, N 27°30'08" W a distance of 978.15 feet to a 1-1/2 " iron pipe (old) in the line of said Curtis, a corner to Timothy Alan Pulley (QC: 000066990000739); thence, N 50°12'49" E passing a 2" iron pipe (old) at 781.96 feet, and in all a total distance of 801.40 feet to a point in a creek, the line of said Pulley, a corner to Claude W. Powers (DB: 000030280000485), and a corner to Tract 3 this survey; thence, S 17°44'16" E passing an iron pin (new) at 35.00 feet, and in all a total distance of 1187.97 feet to an iron pin (new), a corner to Tract 3; thence, S 19°04'37" E a distance of 712.80 feet to an iron pin (new) in the margin of said Grays Point Road, and a corner to Tract 3; thence, with said road, and with a curve turning to the left with a delta angle of 0°44'14", with a radius of 1107.64 feet, with an arc length of 14.25 feet, with a chord bearing of S 60°36'03" W, and a chord length of 14.25 feet to a point in the margin of said road; thence, continuing with said road, S 60°13'57" W a distance of 130.75 feet to the point of beginning, containing **19.00 acres** according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated August 2, 2010.

Tract 3: Beginning at an iron pin (new) in the northwesterly margin, 25 feet from the center-line of Grays Point Road, a corner to Robert T. Ladd Jr. (DB: 000104520000131), and being the most easterly corner of this tract; thence, with the margin of said road, and with a curve turning to the left, with a delta angle of 15°30'13", with a radius of 1107.64 feet, with an arc length of 299.72 feet, with a chord bearing of S 68°43'17" W, and a chord length of 298.80 feet to an iron pin (new) in the margin of said road, and a corner to Tract 2 this survey; thence, leaving said road, N 19°04'37" W a distance of 712.80 feet to an iron pin (new), a corner to Tract 2; thence, N 17°44'16" W passing an iron pin (new) at 1152.97, and in all a distance of 1187.97 feet to a point in a creek, a corner to Claude W. Powers (DB: 000030280000485), and a corner to Tract 2; thence, with said creek for the next four calls, and the lines of said Powers, James E. Owen (DB: 000046180000502), and Richard R. Eaves (DB: 200505030048989) as follows: S 75°06'30" E a distance of 239.73 feet; S 45°33'51" E a distance of 220.00 feet; thence, N 83°26'06" E a distance of 373.20 feet; thence, S 68°55'11" E a distance of 56.07 feet to a point in said creek in the line of said Eaves, and a corner to said Robert T. Ladd Jr.; thence, leaving said creek, S 09°57'39" W passing an 1-1/2" iron pipe (old) at 8.30 feet, and in all a total distance of 381.00 feet to an iron pin (new), a corner to said Ladd; thence, S 06°26'31" E a distance of 1135.50 feet to the point of beginning, containing **18.43 acres** according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated August 2, 2010.

BILL GARRETT, Davidson County
Trans:T20100057708 DEEDWARRSP
Recvd: 09/14/10 10:53 2 pgs
Fees:13.00 Taxes:320.64
20100914-0073023

the property conveyed to Pinnacle National Bank by deed from Jason K.

West, Trustee, appearing of record in Instrument No. 20100308-0017692, Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions, covenants, reservations, conditions and easements of record; and to the zoning regulations of the appropriate governmental body.

This property is located on Grays Point Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors 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 warrants the title against all persons claiming under Grantor; 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.

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 it has inspected the property and is satisfied with its condition and it accepts the property "as is".

WITNESS MY HAND on this 10th day of September, 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 10th day of September, 2010.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford Co.

_____
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 **$86,659.00**, 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 10th day of September, 2010.

_____
Notary Public

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 3-2011.