NAME AND ADDRESS OF NEW OWNER: THIS INSToutlook:\\Personal Folders\Sent ItemsRUMENT PREPARED BY:
Jane Johnson
509 Edwin Street
Nashville, Tennessee 37207

White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map & Parcel 07108036200

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 **Jane Johnson**, her heirs 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:

> BEING Lot No. 39 on the Map of Rawls Tract Subdivision, Section Two, of record in Book 1424, page 84, Register's Office for Davidson County, Tennessee, and described according to a copy of a survey made by Z. J. Wilkinson, Surveyor, August 6, 1947, as follows:
>
> BEGINNING at a point in the north margin of Edwin Avenue 365 feet east of the easterly margin of Jones Avenue, being the corner of Lots Nos. 39 and 40; thence with the line between said lots, northerly 184 feet to a point; thence easterly 50 feet to the corner of Lots 39 and 40; thence with the line between said lots, southerly 184 feet to the northerly margin of Edwin Avenue; thence with the margin of the same, westerly 50 feet to the beginning.
>
> Being the same property conveyed to Pinnacle National Bank by deed from George H. White, Successor Trustee, appearing of record in Instrument No. 20100803-0060804 of said Register's Office.
>
> This conveyance is subject to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This property has an address of 509 Edwin Street, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, her heirs 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.

BILL GARRETT, Davidson County
Trans:T20100057992 DEEDWARRSP
Recvd: 09/15/10 10:34 2 pgs
Fees:13.00 Taxes:83.53
20100915-0073339

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

WITNESS MY HAND on this 13th day of September, 2010.

Pinnacle National Bank

By: _____, A.V.P.
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 13th day of September, 2010.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
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 **$22,575.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Jane Johnson
Affiant

Sworn to and subscribed before me on this 13th day of September, 2010.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
Notary Public

My commission expires: 11/19/13