NAME AND ADDRESS OF NEW OWNER:
Becky J. Upchurch
6332 Old Hickory Boulevard
Whites Creek, TN 37189

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37

BILL GARRETT, Davidson County
Trans:T20100060949 DEEDWARRSP
Recvd: 09/28/10 09:53 2 pgs
Fees:13.00 Taxes:786.25

SEND TAX NOTICES TO:
Owner

Map & Parcel 02800009700

20100928-0077025

**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 **Becky J. Upchurch**, married, 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:

> Beginning at an iron pin (new) in the northwesterly margin, 25 feet from the center-line of Grays Point Road, a corner to Roy L. Curtis, Trustee (DB: 200706200073714), and being the most southerly corner of this tract; thence, leaving said road, N 27°30'08" W a distance of 746.00 feet to an iron pin (new) in the line of said Curtis, and a corner to Tract 2 this survey; thence, with a new line, N 64°32'46" E a distance of 438.75 feet to an iron pin (new); thence, with a new line, S 19°04'37" E a distance of 725.00 feet to an iron pin (new) in the margin of said Grays Point Road; thence, with said road, S 60°13'57" W a distance of 332.50 feet to the point of beginning, containing **6.47 acres** according to a survey by Ray G. Cole, Tennessee Registered Land Surveyor No. 924, dated August 2, 2010.
>
> Being part of 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 has an address of 4650 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, 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.

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 24th 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 24th day of September, 2010.

Georgia 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 **$212,500.00**, 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 24th day of September, 2010.

Georgia H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____
Notary Public

My commission expires: 11/19/13