(1)

NAME AND ADDRESS OF NEW OWNER:
Charles Walker

86 Thompson Lane
Nashville, TN 37211

SEND TAX NOTICES TO:
Owner

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

Map & Parcel 14900021400

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 **Charles E. Walker**, unmarried, his 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:

> Land in the 2nd Civil District of Davidson County, Tennessee, and described according to a survey made my C. Michael Moran, RLS #970, dated 7/20/98 and updated 3/28/01, as follows:
>
> Beginning at a point in the westerly margin of Rural Hill Road, at a common corner of property herein conveyed and Phillip H. Prince Property; thence N 85 deg. 49' 22" West 734.47 feet to an iron pin; thence S 3 deg. 10' 43" West, 174.90 feet to an iron pin; thence N 85 deg. 50' 54" W, 744.73 feet to an iron pin; thence S 2 deg. 55' 08" West, 174.58 feet with the westerly margin of Rural Hill Road to the point of beginning, containing 3.0 acres, more or less.
>
> Being part of the property conveyed to Pinnacle National Bank by deed from George H. White, Successor Trustee, appearing of record in Instrument No. 20100524-0039869, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.
>
> This property has an address of 1265 Rural Hill Road, Antioch, Tennessee 37013.

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

BILL GARRETT, Davidson County
Trans:T20100061172 DEEDWARRSP
Recvd: 09/28/10 15:35 2 pgs
Fees:13.00 Taxes:306.92
20100928-0077296

acceptance of this deed, grantee acknowledges that he has inspected the property and is satisfied with its condition and he 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.

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 $82,950.00, 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.

_____
Notary Public

My commission expires: July 25, 2012

CAROL L. McARTHUR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 25 2012