NAME AND ADDRESS OF NEW OWNER:
Front Porch Realty, LLC
P.O. Box 1724
Mount Juliet, Tennessee 37122

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 14900020800

Davidson County DEEDWARRSP
Recvd: 10/04/10 12:58 3 pgs
Fees:18.00 Taxes:236.99
20101004-0079101

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 **Front Porch Realty, LLC**, a Tennessee limited liability company, 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:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey prepared by C. Michael Moran, RLS #970, dated July 20, 1998, 535 Benzing Road, Antioch, TN 37013, as follows:

Beginning at an iron road in the westerly margin Rural Hill Road, the corner of Lisa H. Eads and husband, William J. Eads, of record in Instrument No. 20021120-0144473, RODC, TN, N 85 deg. 49' 22" W, 734.47 feet to an existing iron rod; thence S 3 deg 10' 43" W, 174.90 feet to an existing iron rod, and continuing on the same line, S 3 deg. 13' 25" W, 174.42 feet to an existing iron rod; thence N 86 deg. 35' 21" W, 287.55 feet to an existing iron rod; thence N 3 deg. 50' 55" E, 839.35 feet to an existing iron rod; thence S 86 deg. 01' 35" E, 929.12 feet to a new iron rod; thence with a new line as follows: S 11 deg. 04' 07" E, 35.82 feet, S 78 deg. 55' 53" W, 2.50 feet, S 22 deg. 34' 02" E, 100.37 feet, thence N 78 deg. 18' 52" E, 2.50 feet, thence with a curve to the right S 15 deg. 05' 57" E, a chord of 64.66' tangent of 32.39' radius of 543.00 and length of 64.70, thence with a curve to the right S 5 deg. 07' 14" E, a chord of 124.74' a tangent of 62.78' a radius of 545.50 and length of 125.01 feet, N 88 deg. 33' 19" W, 8.00 feet, thence with curve to the right, S 3 deg. 19' 32" W, a chord of 35.29' a tangent of 17.65' a radius of 537.50' and a length of 32.29 feet, S 84 deg. 47' 37" E, 8.00 feet; thence S 5 deg. 12' 23" W, 31.77 feet to the point of beginning, containing 13.46 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 Sanitary Sewers and/or Storm Drainage Easements of record in Book 7453, page 448, and Book 7915, page 936, both of said Register's Office; to an Easement granted to the Department of Public Works, The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9902, page 933, and Book 9902, page 939, both of said Register's Office; to an Application for Greenbelt tax treatment of subject property of record in Book 11436, page 341, of said Register's Office; Subject to the rights of the public to access the old cemetery located at the rear of the property; to all restrictions, covenants, reservations, conditions and easements of record; and to the zoning regulations of the appropriate governmental body.

This property has an address of 1721 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, 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 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 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 24 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 **$64,050.00**, 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: 11-5-2012

LISA GROOM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

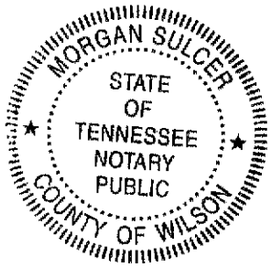
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: September 2, 2013