BILL GARRETT, Davidson County
Trans:T20100082228 DEEDWARRSP
Recvd: 12/30/10 11:06 2 pgs
Fees:13.00 Taxes:290.45
20101230-0103904

This instrument prepared by:

Closing & Title Services, Inc.
533 Rivergage Parkway
Goodlettsville, TN 37072

Address New Owner:	Send Tax Bills To:	Map-Parcel
~~No.~~		
JOHN W. DIXON, JR.	SAME	MAP 16302 A PAR 100CO
444 Harpeth Meadows Dr.		
Kingston Springs, TN 37082		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $78,500.00

John W Dixon Jr
AFFIANT

Subscribed and sworn to before me, this the 29TH day of December, 2010.

NOTARY PUBLIC

My Commission Expires: 12-21-2011

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, PINNACLE NATIONAL BANK, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto JOHN W. DIXON, JR. AND WIFE, ALICE M. DIXON, hereinafter called the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 164, on the Plan of Hickory Highlands Place, Section 3, Phase 1, of record in Instrument No. 20031014-0151901, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Pinnacle National Bank by deed of record in Instrument No. 20101208-0097773, Register's Office for Davidson County, Tennessee.

Improved property known as:4817 HIGHLANDER COVE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs, successors and assigns, forever.

GRANTOR further covenant and binds themselves, its respresentatives and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs, representatives and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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, grantees acknowledge that they have inspected the property and are satisfied with its condition and they accept the property "as is".

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 29th day of December, 2010.

PINNACLE NATIONAL BANK

BY: _____

JASON K. WEST, AS AREA EXECUTIVE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, a Notary Public in and for said County and State, the within named JASON K. WEST, AREA EXECUTIVE OF PINNACLE NATIONAL BANK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the AREA EXECUTIVE OF PINNACLE NATIONAL BANK and is authorized by same to execute this instrument on its behalf by signing the name of Jason K. West as Area Executive.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 2010.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/4/11

SHARON B. MOORHEAD
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

CTS\SPEC-WD.WPD