BILL GARRETT, Davidson County
Trans:T20110002159 DEEDWARR
Recvd: 01/11/11 12:37 3 pgs
Fees:18.00 Taxes:452.73
20110111-0002910

This Instrument Prepared By:

DeSha Watson, PLLC, Attorneys at Law
1106 Eighteenth Avenue South
Nashville, Tennessee 37212

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,360.00.

Allen Dufton
Affiant

Subscribed and sworn to before me this 11 day of January, 2011.

Sharon Moore
Notary Public
My Commission Expires: 11/7/12

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL:
Pinnacle National Bank 150 Third Avenue South, Suite 800 Nashville, Tennessee 37201	Same as new owner	Tract I: 10507029900 Tract II: 10507030100

For and in consideration of the sum of ten dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Hudgens Investments, LLC** has this day bargained and sold and does hereby transfer and convey unto **Pinnacle National Bank**, certain real estate located in Davidson County, Tennessee, as follows:

Tract I: Being the easterly part of Lot 18 of the subdivision of the Moore tract, recorded in Book 137, Page 91, Register's Office for Davidson County, Tennessee. Said part of Lot 18 fronts 50 feet on the northerly side of Moore Avenue and runs back between parallel lines 148.5 feet more or less to the northerly line of said subdivision.

Being that property conveyed to Hudgens Investments, LLC by Deed of record in Instrument No. 20070403-0039967; dated April 3, 2007; said Register's Office.

This is improved property known as 602 Moore Ave., Nashville, TN 37203

Tract II: Being the east one-half of Lot No. 19 on the map of the Moore Heir's Plan of Lots, of record in Book 137, page 91, Register's Office for Davidson County, Tennessee. Said part of lot No. 19 fronts 50 feet on the northerly side of Moore Avenue and runs back between parallel lines 148 ¼ feet (sic) to a deadline.

Being that property conveyed to Hudgens Investments, LLC by Deed of record in Instrument No. 20060815-0100295; dated August 15, 2006; said Register's Office.

This is improved property known as 606 Moore Ave., Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title, and interest thereto belonging, to the Grantee, its successor, heirs, and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple and have a good right to convey it.

This conveyance is subject to 2010 real property taxes and all matters of record on the map of the Moore Heirs Plan of Lots, of record in Book 137, page 91, Register's Office for Davidson County, Tennessee.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantee, his successor, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of December, 2010.

Hudgens Investments, LLC

By: D. Phillips CHIEF MANAGER

Its: Chief Manager

STATE OF TENNESSEE)
COUNTY OF Tennessee)

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named David Hudgens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Chief Manager of Hudgens Investments, LLC, and that he is authorized by Hudgens Investments, LLC to execute this instrument on its behalf by himself in such capacity.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of December, 2010.

Notary Public
My Commission Expires: 11/4/13

NOTARY PUBLIC DESHA HOLT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY