NAME AND ADDRESS OF NEW OWNER:
William Smallman
P.O. Box 158444
Nashville, TN 37215

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
Tract I: 10507029900
Tract II: 10507030100

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 **William Smallman**, ohis 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:

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.

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.

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

Being the same property conveyed to Pinnacle National Bank by deed from Hudgens Investments, LLC, appearing of record in Instrument #20110111-0002910 of said Register's Office.

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 2011 real property taxes, which taxes are being prorated between the parties herein, with the grantees 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 he has inspected the property and is satisfied with its condition and he accepts the property "as is".

LKJ-11121

BILL GARRETT, Davidson County
Trans:T20110022647 DEEDWARRSP
Recvd: 04/18/11 10:55 2 pgs
Fees:13.00 Taxes:345.95
20110418-0029674

WITNESS MY HAND on this 14th day of April, 2011.

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 14th day of April, 2011.

_____
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 **$93,500.00**, 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 14th day of April, 2011.

_____
Notary Public

My commission expires: 11/19/13

LKJ-11121