NAME AND ADDRESS OF NEW OWNER:
Uche Falodun and husband,
Mondale Falodun
508 Bluewater Dr.
Nashville, TN 37217

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 14712007900

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 **Uche Falodun** and husband, **Mondale Falodun**, their 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 Davidson County, Tennessee, being Lot No. 1 on the Plan of Baggett Park, as of record in Book 4300, Page 121, Register's Office for Davidson County, Tennessee, and according to said plan is described as follows:

Beginning at a point in the southerly margin of Northcrest Drive, same being the most westerly northwesterly corner of said lot; thence leaving said margin, S 35°14' E 103.4 feet to a point; thence S 24°39' E 325.5 feet to a point; thence S 76°26'30" E 56.1 feet to a point; thence S 84°31'45" E 160.81 feet to a point; thence N 9°51'50" W 501.39 feet to a point; thence N 12°26' W 51.0 feet to a point; thence S 65°36' W 164.6 feet to a point; thence N 24°23' W 25.0 feet to a point; thence S 67°41' W 109.72 feet to a point; thence S 88°21'30" W 37.65 feet to a point in the easterly margin of said Northcrest Drive; thence with the margin of same, S 24°20' E 38.25 feet to a corner in said margin and S 67°41' W 24.93 feet to the point of beginning.

Being the same property conveyed to Pinnacle National Bank by deed from Larry D. Craig, Substitute Trustee, appearing of record in Instrument No. 20101228-0102766, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Sanitary Sewer and Storm Drainage granted to Metropolitan Government of Davidson County in Book 5448, page 725, of said Register's Office; to an Easement for Sewer Ingress and Egress of record in Book 4521, page 242, of said Register's Office; to an Easement for Highway Purposes of record in Book 4047, page 834, of said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the Plan of Baggett Park of record in Plat Book 4300, page 121, of said Register's Office; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 4750 Nolensville Road, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

MR-11168

BILL GARRETT, Davidson County
Trans:T20110032002 DEEDWARRSP
Recvd: 05/31/11 10:23 2 pgs
Fees:13.00 Taxes:680.26
20110531-0041135

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

WITNESS MY HAND on this 27th day of May, 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 27th day of May, 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 **$183,855.00**, 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 27th day of May, 2011.

Notary Public

My commission expires: 11/19/13.

MR-11168