Box 13
16402

NAME AND ADDRESS OF NEW OWNER:
Victor Hazelwood, Trustee
12474 Old Hickory Blvd
Antioch TN 37013

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 16400013400

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 **Victor Hazelwood, Trustee of OHB Land Investment Trust**, his 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:

Described according to a survey by Blanchard and Parrish, Engineers, dated July 1, 1939, as follows:

Beginning at a dead cedar in what was formerly B.F. Williams' eastern boundary line, formerly Mrs. Hartman's southwest corner; thence south 4° 10' west 813.5 feet to a cedar stake; thence north 88° east 895.5 feet to a stake and persimmon in the western boundary line of a tract of land owned by J.W. Short; thence with the western boundary line of said Short's tract of land, north 0° 45' east 851.5 feet to a post and stake with honey locust pointers; thence south 85° 10' west 853.5 feet to the beginning, containing 16.62 acres, more or less.

Being the same property conveyed to Pinnacle National Bank by deed from George H. White, Successor Trustee, appearing of record in Instrument No. 20101214-0099466, of the Register's Office of Davidson County, Tennessee.

INCLUDED with this conveyance is all of Grantor's right, title and interest in and to the Right-of-Way Easement for Ingress/Egress and Utility Easement being filed for record simultaneously with this instrument.

This conveyance is subject to a Power Line Easement of record in Book 437, page 43, of said Register's Office; to a Perpetual Easement of record in Instrument Number 20060322-0033010, said Register's Office; to a Temporary Easement and Right-of-Way Agreement of record in Instrument Number 20060322-0033009, said Register's Office; to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This property has an address of 12474 Old Hickory Boulevard, 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, 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

BILL GARRETT, Davidson County
Trans:T20110032694 DEEDWARRSP
Recvd: 06/02/11 09:56 2 pgs
Fees:13.00 Taxes:466.20
20110602-0042038

claiming under Grantor and that it is unencumbered except by lien of the 2011 real property taxes, 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 he has inspected the property and is satisfied with its condition and he accepts 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.

Angel H. White
Notary Public

George H. White NOTARY PUBLIC OF TENNESSEE Rutherford County

My commission expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$126,000.00**, 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 31st day of May, 2011.

Notary Public

My commission expires: _____.

LaTresa McAdoo State of Tennessee Notary Public My Comm. Exp. 3/31/14 Davidson County

MR-11157