NAME AND ADDRESS OF NEW OWNER:
Eric Todd Davis
217 Scurlock Court
Franklin, Tennessee 37067

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 04316000200

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 **Eric Todd Davis**, 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:

> Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of a Subdivision of a part of Tracts 6, 7 and 8 of Anderson Estates, of record in Book 1835, Page 121, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.
>
> Included in the foregoing but expressly excluded therefrom is a portion of Lot No. 9 conveyed to the State of Tennessee, of record in Book 4068, Page 596, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject 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.
>
> Being part of the property conveyed to Pinnacle National Bank by deed from George H. White, Successor Trustee, appearing of record in Instrument No. 20110120-0005674, of said Register's Office.
>
> This property has an address of 117 Rio Vista Drive, Madison, Tennessee 37115.

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, 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

BILL GARRETT, Davidson County
Trans:T20110034757 DEEDWARRSP
Recvd: 06/10/11 09:37 2 pgs
Fees:13.00 Taxes:161.57
20110610-0044544

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 1st day of June, 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 1st day of June, 2011.

George H. White
Notary Public

My commission expires: 11/19/13

STATE OF TENNESSEE NOTARY PUBLIC
George H. White
Rutherford County

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$43,668.40**, 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 1st day of June, 2011.

Notary Public

My commission expires: 3/31/14

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY