WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $387,300.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2011

Notary Public

MY COMMISSION EXPIRES: 2/24/13
(AFFIX SEAL)

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20110035492 DEEDWARR
Recvd: 06/14/11 12:53 2 pgs
Fees:13.00 Taxes:1433.01
20110614-0045503

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank L. Smith III	Pinnacle National Bank	103-16-0
(NAME)	(NAME)	(MAP)
3824 Whitland Avenue	150 3rd Avenue South, Suite 900	098.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37205	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Frank G. Clement, Jr., Executor of The Estate of Anna Belle O'Brien, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto Frank L. Smith, III, an unmarried man, hereinafter called Grantee, their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being the west 35 feet of Lot No. 11 and the east 25 feet of Lot No. 10 of Block D, on the Map of The Whitland Realty Company's Subdivision, as of record in Book 332, page 141, Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 60 feet on the northerly side of Whitland Avenue and run back between paralle lines 200 feet to a dead line.

Being the same property conveyed to Anna Belle Clement, by deed from Robert S. Clement and wife, Maybelle Clement, of record in Book 2883, page 459, Register's Office for Davidson County, Tennessee. The said Anna Belle Clement (also known as Anna Belle Clement O'Brien) having since died, and her will, having been probated as Probate # 09-PF-1229, Probate Court Clerk's Office for Cumberland County, Tennessee, empowers the Executor, Frank G. Clement, Jr., acting alone, to sell real property.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 3824 Whitland Avenue, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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/our hand(s) this 8th day of June, 2011.

Frank G. Clement, Jr., Executor for the
The Estate of Anna Belle O'Brien

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Frank G. Clement, Jr., Executor for the Estate of Anna Belle O'Brien, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Executor for The Estate of Anna Belle O'Brien, and being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing for The Estate of Anna Belle O'Brien, as, Executor.

Witness my hand and official seal at office at Brentwood, TN, on this 8th, day of June, 2011.

Notary Public

My Commission Expires: 9/3/2012

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.