SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $~~172,500.00~~ 170,775.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June, 2011

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC MARY FRANCES RUDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-FCP-11-3133

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gregory T. Salter old	**Gregory T. Salter**	
(NAME)	(NAME)	
3133 McGavock Pike	**3133 McGavock Pike**	**84-4-7.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Nashville, TN 37214**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **ESTATE OF ETHEL C. FITZPATRICK,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GREGORY T. SALTER, unmarried** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Todd

A SMALL TRACT OF LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF AN UNNUMBERED TRACT MARKED "ROY JORDAN", AND SHOWN LYING NORTH OF LOTS NOS. 45, 46, AND 47, ON THE PLAN OF SEC. IV, MCGAVOCK HEIGHTS, AS OF RECORD IN BOOK 2854, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST SIDE OF MCGAVOCK PIKE, AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF LOT NO. 47, BEING 165 FEET NORTH OF A CONCRETE MONUMENT SET AT THE BEGINNING OF A CURVE INTO MEADOWWOOD DRIVE; THENCE ALONG THE NORTH LINE OF LOTS 45, 46 AND 47, SOUTH 85° 31' EAST 405.9 FEET TO A CONCRETE MONUMENT; THENCE NORTHERLY 183 FEET TO A CONCRETE MONUMENT; THENCE WESTERLY 50 FEET TO A STEEL PIN, AND CONTINUING WESTERLY 79 FEET TO ANOTHER STEEL PIN, AND CONTINUING WESTERLY 265.7 FEET MORE OR LESS TO THE EASTERLY MARGIN OF MCGAVOCK PIKE; THENCE WITH THE MARGIN OF THE SAME, SOUTHERLY 200 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED BY PETITION FOR PROBATE OF WILL AS RECORDED ON THE 6TH DAY OF FEBRUARY, 2008 IN DOCKET NO. 08P-239 AND WARRANTY DEED FROM FIRST AMERICAN NATION BANK, AS EXECUTOR TO BROOKS S. FITZPATRICK AND WIFE, ETHEL C. FITZPATRICK AS RECORDED ON THE 10TH DAY OF NOVEMBER, 1969 IN DEED BOOK 4378, PAGE 221, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID BROOKS S. FITZPATRICK HAVING PREDECEASED ETHEL C. FITZPATRICK LEAVING ETHEL C. FITZPATRICK AS THE SOLE OWNER OF THE SAID PROPERTY. PETITION FOR PROBATE OF WILL FILED FEBRUARY 6, 2008 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION IN DOCKET NO. 08P239. ORDER ADMITTING WILL TO PROBATE FILED JUNE 4, 2008 APPOINTING PINNACLE NATIONAL BANK AS SOLE CORPORATE EXECUTOR FILED IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION IN DOCKET NO. 08-P239 ORDER APPROVING CONTRACT FOR SALE OF REAL ESTATE FILED IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION IN DOCKET NO. 08-P-239.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2854, PAGE 47 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3133 McGavock Pike Nashville, Tennessee 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20110039151 DEEDWARRSP
Recvd: 06/30/11 10:00 2 pgs
Fees:13.00 Taxes:631.87
20110630-0050024

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 not 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. Grantor hereby covenants with Grantee that Grantor will forever defendGrantee against claims of all persons claiming, by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender **

~~TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.~~

**shall be applicable to all genders.

Witness my/our hand(s) this 24th day of JUNE, 2011.

Estate of Ethel C. Fitzpatrick

By: Christopher L. Kelly, SVP

Pinnacle National Bank, Executor
Christopher L. Kelly, Officer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher L. Kelly the Officer of Pinnacle National Bank, Executor of the Estate of Ethel C. Fitzpatrick, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and that he as Officer of Pinnacle National Bank acknowledged that he executed the within instrument for the purposes therein contained on behalf of Pinnacle National Bank for the Estate of Ethel C. Fitzpatrick.

Witness my hand and official seal, this the 24th day of June, 2011.

Ronda H. Busey

Notary Public

My Commission Expires:

(SEAL)

RONDA H. BUSEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
09/16/2012

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212