THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215 30093
FTEC File # _____ File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20110041458 DEEDWARR
Recvd: 07/11/11 11:52 2 pgs
Fees:13.00 Taxes:567.95

20110711-0052834

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF July, 2011

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

BETH M. BROCK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires FEB. 19, 2013

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kelly C. Diehl | Pinnacle National Bank | MAP 90-12-0 |
| 600 Bagleyshop Drive | 150 3rd Aven So, Ste. 900 | PARCEL 201.00CO |
| Nashville, TN 37209 | Nashville, TN 37201 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Richard M. McLaurin and wife Elizabeth E. McLaurin**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kelly C. Diehl, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of Charlotte Park, Section 2, as of record in Book 2663 pages 22 and 23, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard M. McLaurin and wife Elizabeth E. McLaurin by deed from William H. Follis, unmarried, in Instrument No. 20100409-0027086, Registers office for Davidson County, dated April 9, 2010.

Being the same property conveyed to William H. Follis and wife Mozelle Follis by deed from Philip N. Brownstein, as Federal Housing Commissioner of record in Book 3954 page 5, Registers office for Davidson County, Tennessee, dated October 27, 1965.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** IMPROVED property known as **600 Bagleyshop Drive, Nashville, TN 37209.**

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 our hand(s) this the 8th day of July, 2011.

Richard M. McLaurin

Elizabeth E. McLaurin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Richard M. McLaurin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2011.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth E. McLaurin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 8th day of July, 2011.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Notary Public