BILL GARRETT, Davidson County
Trans:T20110058850 DEEDWARRSP
Recvd: 09/22/11 08:53 3 pgs
Fees:18.00 Taxes:1295.00
20110922-0073337

This instrument prepared by:

Closing & Title Services, Inc.
533 Rivergage Parkway
Goodlettsville, TN 37072

Address New Owner: No.	Send Tax Bills To:	Map-Parcel
MICHAEL J. NACARATO, JR. 2435 Hidden River Lane Franklin TN 37069	SAME	MAP 53 PARCEL 10.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

AFFIANT

Subscribed and sworn to before me, this the 20th day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 03-04-13

JULIE MOGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PINNACLE NATIONAL BANK**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **MICHAEL J. NACARATO, JR.**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BE REFERENCE

This is unimproved property located on Hurst Drive, Old Hickory, TN 37138

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments there unto belonging or in any wise appertaining to GRANTEE, his heirs and assigns, forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

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".

IN WITNESS WHEREOF, GRANTOR, by its duly authorized officer, has executed this Special Warranty Deed on the 20th day of September, 2011.

PINNACLE NATIONAL BANK

BY: _____

ALLEN DIXON, SR. VICE PRESIDENT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, a Notary Public in and for said County and State, the within named ALLEN DIXON, AS SENIOR VICE PRESIDENT OF PINNACLE NATIONAL BANK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the SR. VICE PRESIDENT OF PINNACLE NATIONAL BANK and is authorized by same to execute this instrument on its behalf by signing the name of ALLEN DIXON, AS SENIOR VICE PRESIDENT.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of September, 2011.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-21-2011

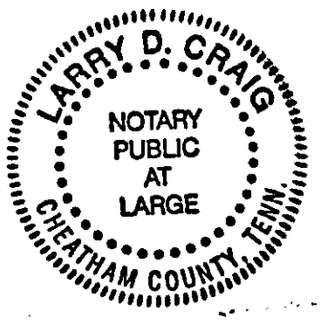


EXHIBIT "A"- SPECIAL WARRANTY DEED

Situated in Davidson County, Tennessee, being described according to a survey by Dale & Associates, 516 Heather Place, Nashville, TN 27204, Ernest Medlin, Surveyor, RLS No. 283, dated September 7, 2011, as follows:

Commencing at a point situated in the southerly margin of Ryburn Drive, said point also being the northwest corner of Lot 11 on the Plat for Fairway View Subdivision, of record in Plat Book 2900, Page 41, in the Register's Office for Davidson County, Tennessee.

Thence, leaving said road, S 10°50'53" W, a distance of 297.87 feet to a concrete monument and the point of beginning of the herein described tract of land;

Thence, S 79°44'41" E, a distance of 327.81 feet to a concrete monument;

Thence, S 16°33'16" W, a distance of 174.92 feet to a concrete monument;

Thence, S 11°59'27" E, a distance of 1337.29 feet to a concrete monument;

Thence, S 19°27'49" E, a distance of 88.53 feet to an iron rod;

Thence, S 28°46'49" E, a distance of 437.83 feet to an iron rod;

Thence, S 25°49'49" E, a distance of 589.45 feet to an iron rod;

Thence, S 72°06'14" W, a distance of 266.68 feet to an iron rod;

Thence, S 32°43'04" E, a distance of 883.16 feet to an iron rod;

Thence, S 44°13'32" W, a distance of 390.14 feet to an iron rod;

Thence, S 44°59'06" E, a distance of 313.89 feet to an iron rod;

Thence, S 37°00'22" W, a distance of 948.70 feet to an iron rod situated in the bank of the Cumberland River;

Thence, along said bank, N 68°05'13" W, a distance of 138.76 feet to an iron rod;

Thence, along said bank, N 35°33'20" W, a distance of 754.03 feet to an iron rod;

Thence, along said bank, N 37°15'35" W, a distance of 1109.20 feet to an iron rod;

Thence, leaving said bank, N 10°51'45" E, a distance of 3124.04 feet to the point of beginning and containing 4,421,898.327 square feet or 101.513 acres of land.

Being a portion of the same property conveyed to Pinnacle National Bank of record in Instrument No. 20110303-0016974, in the Register's Office for Davidson County, Tennessee.