NAME AND ADDRESS OF NEW OWNER:
Robert L. Chen and
Beverly M. Zak
1123 Lipscomb Dr.
Nashville, TN 37204

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 3713[illegible]

SEND TAX NOTICES TO:
Owners

Map & Parcel 093090A01800

BILL GARRETT, Davidson County
Trans:T20110074541 DEEDWARRSP
Recvd: 11/28/11 10:21 3 pgs
Fees:18.00 Taxes:590.52
20111128-0092104

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 **Robert L. Chen** and wife, **Beverly M. Zak**, their 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:

Unit 606 as set setforth in that Master Deed for The Rhythm at Music Row, a Condominium, of record as Instrument No. 20070725-0088390, as amended and or restated from time to time (the "Master Deed") and creating a horizontal property regime upon land described as follows:

Land Lying in the 19th Councilmanic District of Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin lying in the southerly right of way of Alley No. 235 (12' row) 669.10' east of the easterly margin of 16th Ave (R.O.W. 49.5') and also being the northwesterly corner of the hereon described property and having a state plan coordinate of N 663.559.44, E 1735357.33; thence along said alley N 62°32'55" E, passing an existing iron pin at 49.84'. A total distance of 150.00 feet to an existing iron pin; thence with the westerly line of Helen Walker of record in Deed Book 5387, page 66, R.O.D.C., S 27°32'51" E, a distance of 166.00 feet to a mag nail (set) in the northerly R.O.W. of Demonbreun Street (R.O.W. varies); thence with the northerly right of way of Demonbreun Street (R.O.W. varies) S 62°32'55" W, a distance of 150.00 feet to a mag nail (set); thence, with the easterly line of Demonbreun Street Properties, LLC of record in Instrument 20030131-0014019, R.O.D.C. N 27°32'50" W, a distance of 166.00 feet to the point of beginning. Containing 24,900 square feet or 0.57 acres, more or less, described according to a survey dated September 9, 2005, last revised November 4, 2005, prepared by J. Alan Cummings, T.R.L.S. No. 2351, whose address is Crawford Land Surveyors, P.C., 1929 21st Avenue South, Nashville, TN 37212.

Being part of the property conveyed to Pinnacle National Bank by deed from Ernest B. Williams, IV, Successor Trustee appearing of record in Instrument No. 20110906-0068942, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20081201-0116444, Instrument No. 20060331-0036680, Instrument No. 20070725-0088390, Instrument No. 20080219-0015612, Instrument No. 20080410-0036475, Instrument No. 20080701-0068043, Instrument No. 20090608-0053187, Instrument No. 20110324-0022950, Instrument No. 20110906-0068936, all of record in said Register's Office; to the Master Deed for The Rhythm at Music Row of record in Instrument No. 20070725-0088390, of said Register's Office; to a Stormwater Detention Agreement of record in Instrument No. 20070423-0067689, of said Register's Office; to a Right-of-Entry of record in Instrument No. 20070430-0050890, of said Register's Office; to the

Arts Center Redevelopment Plan of record in Book 10965, page 404, and Book 11625, page 252, both of record in said Register's Office; to a Driveway Agreement as referenced in Instrument No. 20030131-0014020, of said Register's Office; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 1510 Demonbreun Street, Unit 606, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees 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 grantor 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 acceptance of this deed, grantees acknowledge that they have inspected the property and are satisfied with its condition and they accept the property "as is".

WITNESS MY HAND on this 23nd day of November, 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 23nd day of November, 2011.

GEORGE H. WHITE STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____
Notary Public

My commission expires: 11/19/13

MR-11358

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$159,600.00**, 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 23 day of November, 2011.

George H. White
STATE OF TENNESSEE
NOTARY PUBLIC
Rutherford County

Notary Public

My commission expires: 11/19/13

MR-11358