BILL GARRETT, Davidson County
Trans:T20110082147 DEEDQC
Recvd: 12/28/11 13:23 4 pgs
Fees:22.00 Taxes:0.00
20111228-0101444

PREPARED BY:
COPE, HUDSON, REED & MCCREARY, PLLC
16 PUBLIC SQUARE NORTH
MURFREESBORO, TENNESSEE 37130
(615) 893-5522

Name and Address of New Owner:

PNB Holding Co. 1, Inc.
150 3rd Ave S., Suite 800
Nashville, TN 37201

Send Tax Bills To:

Same

Map/Parcel
15000036000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

QUITCLAIM DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Pinnacle National Bank, does hereby quitclaim and convey unto PNB Holding Co. 1, Inc., a Tennessee Corporation, its successors and assigns, forever, all of its right, title, claim and interest in and to the following described real estate situated in Davidson County, Tennessee, to-wit:

Legal Description attached as Exhibit "A".

BEING the same property conveyed to Pinnacle National Bank by Successor Trustee's Deed of record in Instrument No.20101214-0099467, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND on this the 27th day of DECEMBER 2011.

PINNACLE NATIONAL BANK

By: Allen Dixon

Title: SENIOR VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, Allen Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the S.V.P. of PINNACLE NATIONAL BANK, the within named grantor and he as such S.V.P., being authorized so to do, executed the foregoing instrument (QUITCLAIM DEED) for the purposes therein contained by signing the name of PINNACLE NATIONAL BANK by himself as such S.V.P.

WITNESS MY HAND and official seal at my office on this 27th day of December 2011.

Alison F. Filson
Notary Public

ALISON F. FILSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My commission expires: 05-23-15

STATE OF TENNESSEE
COUNTY OF Williamson

I hereby swear or affirm that the actual consideration for this transfer is NONE.

AFFIANT

Sworn to and subscribed before me,
this 27th day of December, 2011.

Alison F. Filson
NOTARY PUBLIC

My commission expires: 05-23-15

ALISON F. FILSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ALISON F. FILSON STATE OF TENNESSEE NOTARY

Exhibit "A"

A parcel of land located on Murfreesboro Road in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:

Commencing at the intersection of the center lines of Murfreesboro Road and Hamilton Church Road, thence South 44 degrees 05 minutes 24 seconds East a distance of 496 feet more or less to an iron rod in the northern right of way of Murfreesboro Road said rod also being the common corner between the property belonging to Hamilton United Methodist Church as of record in Book 4880, Page 434 and the subject tract and being the true point of beginning; thence North 41 degrees 45 minutes 32 seconds East a distance of 202.49 feet to a small pipe in a fence; thence North 47 degrees 31 minutes 43 seconds East a distance of 232.71 feet to an iron rod; thence South 80 degrees 10 minutes 06 seconds East a distance of 120.47 feet to an iron rod in concrete; thence South 08 degrees 55 minutes 15 seconds West a distance of 337.66 feet to an iron rod in concrete; thence South 82 degrees 04 minutes 23 seconds East a distance of 562.18 feet to an iron rod at the west bank of Hamilton Creek; thence North 08 degrees 00 minutes 44 seconds East a distance of 501.15 feet to a point in the southern right of way of Hamilton Church Road; thence with said right of way South 82 degrees 04 minutes 08 seconds East a distance of 243.70 feet to a point in the common line with Harold L. and Marguerite P. Harden as of record in Book 2017, page 156, RODCT; thence South 09 degrees 41 minutes 26 seconds West a distance of 1,063.26 feet to an iron rod at the fence corner; thence South 83 degrees 05 minutes 50 seconds West a distance of 272.30 feet to a fence corner at the east bank of Hamilton Creek; thence South 04 degrees 52 minutes 29 seconds West a distance of 148.04 feet to a point in the right of way of Murfreesboro Road; thence with said right of way North 41 degrees 13 minutes 00 seconds West a distance of 923.68 feet to a right of way monument; thence North 41 degrees 13 minutes 00 seconds West a distance of 258.50 feet to an iron rod, said iron rod being the true point of beginning.

The above described parcel contains 711,788,166 square feet or 16.340 acres more or less.

Together with the easement rights for parking and ingress and egress in favor of Lott Tucker, Trustee, arising under a certain easement by and between Lott Tucker, Trustee and Metro Government acting through the Electric Power Board of record in Book 7049, Page 346, Register's Office for Davidson County, Tennessee, as shown on a survey by A & A Engineers, Inc., dated February 13, 1987.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED from this conveyance are the following two tracts:

Tract 1:

A parcel of land located on Murfreesboro Road in the 29th Councilmanic District of Nashville, Davidson County, Tennessee, being further described according to a survey by Walter Davidson & Associates as follows:

Commencing at the intersection of the center lines of Murfreesboro Road and Hamilton Church Road thence South 44 degrees 05 minutes 24 seconds East a

distance of 872.71 feet to an iron rod in the northern right of way of Murfreesboro Road said rod also being the common corner between the property belonging to Hamilton United Methodist Church as of record in Book 4880, Page 434, and the subject tract and being the true point of beginning; thence North 41 degrees 45 minutes 32 seconds East a distance of 202.40 feet to a small pipe in a fence; thence North 47 degrees 31 minutes 43 seconds East a distance of 232.71 feet to an iron rod; thence South 80 degrees 10 minutes 06 seconds East a distance of 120.47 feet to an iron rod in concrete; thence South 08 degrees 55 minutes 15 seconds West a distance of 337.66 feet to an iron rod; thence South 82 degrees 04 minutes 23 seconds East a distance o 155.00 feet to a point; thence South 48 degrees 47 minutes 00 seconds West a distance of 131.49 feet to a point; thence South 41 degrees 13 minutes 00 seconds East a distance of 375.00 feet to a point; thence South 48 degrees 47 minutes 00 seconds West a distance of 220.00 feet to a point in the right of way of Murfreesboro Road; thence with said right of way North 41 degrees 13 minutes 00 seconds West a distance of 514.00 feet to a concrete right of way monument; thence continuing with said right of way North 41 degrees 13 minutes 00 seconds West a distance of 258.49 feet to the Point of Beginning. Containing 239995.15 square feet or 5.5095 acres more or less.

Tract 2:

Easement Rights as established in Easement of record in Book 7049, Page 346, said Register's Office, as those rights pertain to a parcel of land located on Murfreesboro Road, in the 29th Councilmanic District of Nashville, Davidson County, Tennessee being further described according to a survey by Walter Davidson & Associates, as follows:

Beginning at an iron rod at the southwest corner of the property belonging to Metropolitan Government of Nashville and Davidson County, Tennessee (Electric Power Board) as of record in Book 3434, Page 71, RODCT; thence with the common line with Heartland Nashville Limited Partnership as of record in Book 7242, Page 574, RODCT and corrected by Deed of Record in Book 10044, Page 936, RODCT, North 08 degrees 55 minutes 15 seconds East a distance of 264.52 feet to an iron rod in concrete at the Northeast corner of the Heartland property; thence South 06 degrees 37 minutes 24 seconds East a distance of 273.24 feet to a point; thence North 82 degrees 04 minutes 23 seconds West a distance of 73.23 feet to the Point of Beginning, containing 9684.57 square feet or 0.222 acres more or less.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; and to the zoning regulations of the appropriate governmental body.

This property is generally known as 10.83 acres +/-, Murfreesboro Road and Hamilton Church Road, Nashville, Tennessee 37217.