NAME AND ADDRESS OF NEW OWNER:
Janet S. Calhoun and husband,
Jack K. Calhoun
4411 Chickering Lane
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owners

Map & Parcel 144060001(

BILL GARRETT, Davidson County
Trans:T20110082833 DEEDWARRSP
Recvd: 12/30/11 13:19 2 pgs
Fees:13.00 Taxes:3700.00
20111230-0102278

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 **Janet S. Calhoun** and husband, **Jack K. Calhoun**, 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:

Land in Davidson County, State of Tennessee, being a portion of Lot No. 5 on the Plan of Re-subdivision of the south part of Block "I"-Belle Meade Subdivision, of record in Book 974, page 12, said Register's Office, and described as follows:

BEGINNING at the northwesterly corner of the herein described tract lying in the southwesterly margin of Chickering Lane, and being a common corner to the property now or formerly conveyed to "Fred W. Lazenby", as of record in Book 4125, page 1, Register's Office for Davidson County, Tennessee; thence continuing with the southwesterly right-of-way of Chickering Lane, S 36°15'00" E 250.00 feet to the northeasterly corner of the herein described tract; thence leaving the aforesaid right-of-way S 45°00'00" W 594.87 feet to the southeasterly corner of the herein described tract; thence N 3°15'00" E 370.00 feet to the southwesterly corner of the herein described tract and being the southeasterly corner of the aforementioned "Fred W. Lazenby" tract; thence with the northwesterly line of the herein described tract N 44°53'07" E 356.86 feet to the southwesterly right-of-way of Chickering Lane and the point of beginning, containing 2.694 acres, more or less, according to boundary survey of Patrick S. Coode, R.L.S., Tennessee License No. 855, John Kohl & Associates, P.C., 400 Seventh Avenue South, Nashville, TN 37203.

Being the same property conveyed to Pinnacle National Bank by deed from A. Scott Hubbard, Substitute Trustee, appearing of record in Instrument No. 20101026-0085623, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7814, page 368, of said Register's Office; to the flowage of an unnamed creek over so much of the parcel as may lie therein as referenced in Book 8838, page 395, of said Register's Office; to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

This is improved property having an address of 4411 Chickering Lane, Nashville, Tennessee 37215.

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 grantee 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 29th day of December, 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 29th day of December, 2011.

Notary Public

My commission expires: 11/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$1,000,000.00**, 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 29th day of December, 2011.

Notary Public

My commission expires: 11/19/13

MR-11381