NAME AND ADDRESS OF NEW OWNER:
The Mark A. Hafner Family Trust
PO Box 260
Thompsons Station, TN 37401

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

SEND TAX NOTICES TO:
Owner

Map & Parcel 060150000900

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 **Mark A. Hafner, Trustee of The Mark A. Hafner Family Trust**, his 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:

> Being Lots No. 10 on the plan of a subdivision of the Len K. Hart property, as of record in Book 421, page 16, Register's Office for said County. Said Lots No. 10 fronts 117 feet on the northerly side of Lemuel Drive and runs back 305 feet on the westerly line and 332 feet on the easterly line to the southerly line of Lot No. 5, measuring 109 feet thereon.
>
> Being the same property conveyed to Pinnacle National Bank by deed from Larry J. Hasty appearing of record in Instrument No. 20110705-0051089, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject 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 115 Lemuel Road, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his 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 2012 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, grantee acknowledge that he has inspected the property and is satisfied with its condition and he accepts the property "as is".

BILL GARRETT, Davidson County
Trans:T20120023172 DEEDWARRSP
Recvd: 03/30/12 10:30 2 pgs
Fees:13.00 Taxes:194.25
20120330-0027042

WITNESS MY HAND on this 29th day of March, 2012.

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 March, 2012.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
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 **$52,500.00**, 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 March, 2012.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

_____
Notary Public

My commission expires: 11/19/13