NAME AND ADDRESS OF NEW OWNER:
LOC Distribution, Inc.
2164 Forest Trail
Brentwood, TN 37027

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 03213000200

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 Bank** (formerly Pinnacle National Bank), has this day bargained and sold and does hereby transfer and convey unto **LOC Distribution, Inc.**, a Tennessee corporation, its successors 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:

> A certain tract or parcel of land in Davidson County, State of Tennessee, describes as follows, to –wit: Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Timbertrail, Section 1, of record in Book 5200, page 205, and corrected in Book 5515, page 584, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to Pinnacle National Bank by deed from George H. White Successor Trustee, appearing of record in Instrument No. 20120306-0019598, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Deed Restrictions recorded at Book 5522, page 681 and Book 569, page 567, in the said Register's Office; 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 property has an address of 4216 Brick Church Pike, Whites Creek, Tennessee 37189.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors 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, which taxes are being prorated between the parties herein, 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

BILL GARRETT, Davidson County
Trans:T20120091871 DEEDWARRSP
Recvd: 12/03/12 10:26 2 pgs
Fees:13.00 Taxes:147.63
20121203-0110638

acceptance of this deed, grantee acknowledges that it has inspected the property and is satisfied with its condition and it accepts the property "as is".

WITNESS MY HAND on this 30th day of November, 2012.

Pinnacle 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 Bank, the within named bargainor, a state-chartered Tennessee Bank, and that he as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as Assistant Vice President.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 30th day of November, 2012.

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 **$39,900.00**, 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 30th day of November, 2012.

Notary Public

My commission expires: 11/19/13

MR-12281