NAME AND ADDRESS OF NEW OWNER:
Ole South Properties, Inc.
201 E. Main St, Ste 300
Murfreesboro, TN
37130

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

SEND TAX NOTICES TO:
Owner

BILL GARRETT, Davidson County
Trans:T20120092198 DEEDWARRSP
Recvd: 12/03/12 16:02 3 pgs
Fees:18.00 Taxes:679.88
20121203-0111072

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, **PNB Holding Co. 2, Inc.**, a Tennessee Corporation, has this day bargained and sold and does hereby transfer and convey unto **Ole South Properties, Inc.**, a Tennessee Corporation, its successors and assigns, forever, that certain parcel of real estate situated and located in in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Parcel 1: Being all of Lot No. 1, Final Plat, Cane Ridge Farms, Phase One, a plat appearing of record in Instrument No. 20000825-0083988, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Parcel 2: Being all on the plan of Cane Ridge Farms Subdivision, Phase Three, Section One, a plat appearing in record for Lots 27, 31, 33, 34, 39, 41, 50, 52, 73, 75, 77, 79, 81, 83, 90, 102, 112, 113, 114, 115, 116, 117, and 132, all in Instrument No. 20070703-0079200, all of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Parcel 3: Being all of Lot No. 165 and 477, First Revision of Cane Ridge Farms, Phase One, Section Two, a plat appearing of record in Instrument No. 20020712-0084135, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being part of the properties conveyed to PNB Holding Co. 2, Inc. by deed from Pinnacle National Bank, of record in Instrument Number 20111227-0100813, in the Register's Office of Davidson County, Tennessee.

Parcel 4: Being all of Lot No. 257, on the plan of Cane Ridge Farms Subdivision, Phase 6, Section 3, as plat appearing of record in Instrument No. 20060601-0064580, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to PNB Holding Co. 2, Inc. by deed from Pinnacle National Bank, of record in Instrument Number 20111228-0101440, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions, Liens, Easements and Restrictions, for Cane Ridge Farms including, but not limited to, easements, assessments, charges and liens, contained in an instrument of record in Instrument No. 20000905-0087103, amended in Instrument No. 20001204-

RETURN TO:
TRI STAR TITLE & ESCROW, LLC
201 E. MAIN ST, STE 300
MUFREESBORO, TN 37130

0119093, Instrument NO. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848, and in Instrument No. 20100526-0040558, said Register's Office; Storm Water Detention Agreement of record in Instrument No. 20050825-0101604, said Register's Office. (Phase Three, Section One); Right-of-Way Easement of record in Instrument No. 20060607-0067535, said Register's Office; Transmission Line Easement of record in Book 4428, page 565, said Register's Office; Easement to United Telephone Company of record in Instrument No. 20020123-009340, said Register's Office. (Phase One); Agreement of Dedication of Easement of record in Book 5078, Page 476, said Register's Office; Notice of Hold on Building Permits of record in Instrument No. 20100218-0012636, amended in Instrument No. 20100426-0031357, said Register's Office; subject to any creek or branch running through or along the boundary line of subject property; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plats; and to the zoning regulations of the appropriate governmental body.

These properties are more specifically identified as follows:
(Map/Parcel: 174110A00100CO) (Lot 1) 1004 Blairfield Drive
(Map/Parcel: 174110A47600CO) (Lot 27) 1440 Ohara Drive
(Map/Parcel: 174110A48000CO) (Lot 31) 1424 Ohara Drive
(Map/Parcel: 174110A48200CO) (Lot 33) 1416 Ohara Drive
(Map/Parcel: 174110A48300CO) (Lot 34) 1414 Ohara Drive
(Map/Parcel: 174110A48800CO) (Lot 39) 113 Hearthside Way
(Map/Parcel: 174110A49000CO) (Lot 41) 105 Hearthside Way
(Map/Parcel: 174110A49900CO) (Lot 50) 1745 Elijah Ryan Drive
(Map/Parcel: 174110A50100CO) (Lot 52) 1737 Elijah Ryan Drive
(Map/Parcel: 174110A50200CO) (Lot 73) 1732 Elijah Ryan Drive
(Map/Parcel: 174110A50400CO) (Lot 75) 104 Hearthside Way
(Map/Parcel: 174110A50600CO) (Lot 77) 112 Hearthside Way
(Map/Parcel: 174110A50800CO) (Lot 79) 120 Hearthside Way
(Map/Parcel: 174110A51000CO) (Lot 81) 128 Hearthside Way
(Map/Parcel: 174110A51200CO) (Lot 83) 136 Hearthside Way
(Map/Parcel: 174110A51900CO) (Lot 90) 1409 Ohara Drive
(Map/Parcel: 174110A53100CO) (Lot 102) 1461 Ohara Drive
(Map/Parcel: 174110A53300CO) (Lot 112) 2012 Leefield Drive
(Map/Parcel: 174110A53400CO) (Lot 113) 2016 Leefield Drive
(Map/Parcel: 174110A53500CO) (Lot 114) 2020 Leefield Drive
(Map/Parcel: 174110A53600CO) (Lot 115) 2024 Leefield Drive
(Map/Parcel: 174110A53700CO) (Lot 116) 2028 Leefield Drive
(Map/Parcel: 174110A53800CO) (Lot 117) 2032 Leefield Drive
(Map/Parcel: 174110A55300CO) (Lot 132) 2021 Leefield Drive
(Map/Parcel: 174110A06600CO) (Lot 165) 1473 Ohara Drive
(Map/Parcel: 174110A47100CO) (Lot 257) 3012 Katonka Drive
(Map/Parcel: 174110A06900CO) (Lot 477) 1105 Blairfield Drive
Antioch, Tennessee 37013.

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 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 28th day of November, 2012.

PNB Holding Co. 2, Inc.

By: _____, AO.
James V. Gregory, Authorized Officer

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 Authorized Officer of PNB Holding Co. 2, Inc., the within named bargainor, a Tennessee corporation, and that he as such Authorized Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Officer.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 28th day of November, 2012.

George H. White
Notary Public

My commission expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $183,750.00, 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 28th day of November, 2012.

Sheri L. Morgan
Notary Public

My commission expires: 2/18/13

SHERI L. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
COMMISSION EXP. FEBRUARY 18, 2013

MR-12269