Address of New Owner:
Jarnail Singh Chhina and
Maghar S. Grewal
863 Tennessee Avenue North
Parsons, Tennessee 38363

This Instrument Prepared by:
J. Timothy Street
238 Public Square
Franklin, Tennessee 37064

Send Tax Bills To:
Jarnail Singh Chhina
Maghar S. Grewal
863 Tennessee Avenue North
Parsons, Tennessee 38363

Map 159, Parcel 104.00

Davidson County DEEDWARR
Recvd: 03/30/04 15:33 3pgs
Fees:18.00 Taxes:592.00
20040330-0035735

SPECIAL WARRANTY DEED

FOR AND INCONSIDERATION of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency all of which are hereby acknowledged, Franklin National Bank (herein called "Grantor"), has this day bargained and sold, transferred and conveyed, and by these presents does bargain, sell, transfer and convey unto Jarnail Singh Chhina and Maghar S. Grewal, (herein called "Grantees"), the following described property, being situated and located in Davidson County, Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Indian Hills Subdivision, Section One, as of record in Plan Book 2663, page 21, Register's Office for said County being described as follows:
>
> Beginning at an iron pin in the northerly margin of Old Hickory Boulevard at the southeast corner of said Subdivision; then with the line between said Subdivision and the Pinkleton property, north 5 deg. 00′ east 458 feet to a point in the southerly boundary line in the proposed Indian Hills Subdivision, Section II; thence with the line between said Section One and II south 85 deg. 12′30" east 189.3 fee to the easterly margin of Autumn Way, a proposed road; thence with said margin south 4 deg. 47′30" west 446 feet to an iron pin; thence with the same around a curve to the left, having a radius of 20 feet, 32.4 feet to the northerly margin of said Boulevard; thence with said Boulevard south 88 deg. 05′ east 166.6 feet to the beginning.
>
> Being the same property conveyed to Franklin National Bank, by Deed of Trustee under foreclosure of record in Instrument No. 20010709-0073078 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all unpaid taxes and to all other restrictions, easements and encumbrances of record, including by not limited to:

1. County taxes for the year 2004 an amount not yet due and payable.
2. Plan of Record in Book 2663, page 21, Register's Office of Davidson County, Tennessee.

3. Such facts as would be disclosed by an accurate survey of the property.

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 30th day of March, 2004.

GRANTOR:

Franklin National Bank

By: John T. Flaugher

Title: Sr. V.P.

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Sheryl Dykema, of the State and County aforesaid, personally appeared John T. Flaugher, to be the Senior Vice President of Franklin National Bank, the within named bargainor, a Tennessee corporation, and that he has such Senior Vice President, executed the foregoing instrument for the purpose therein, contained, by signing the name of Franklin National Bank by himself as Senior Vice President.

WITNESS my hand and seal, this 30th day of March, 2004.

Sheryl Dykema
NOTARY PUBLIC

SHERYL DYKEMA
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

6/26/07
My Commision Expires

I hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 30 day of March 2004.

NOTARY PUBLIC

9-12-05

My Commission Expires