Instrument Prepared by:

~~This Instrument Prepared By:~~

Record & Return to:

COVENANT TITLE & ESCROW
100 NORTH MAIN STREET
GOODLETTSVILLE, TN 37072

David M. Smythe
Smythe & Puryear
144 Second Avenue, North
Suite 333 - Pilcher Building
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
James T. Bandy 231 Green Harbor Unit 12 Old Hickory, TN 37138	SAME	Map No. 149-9 Parcel 181

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $85,000.00.

Sue Vaughn
Affiant

Subscribed and sworn to before me this 12th day of June, 2007.

DARLENE EDWARDS STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Darlene Edwards
Notary Public

My Commission Expires: _____

FOR AND IN CONSIDERATION of the sum of $85,000.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Bank of Nashville (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto James T. Bandy, a married man (hereinafter "Grantee"), his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot No. 78 on the Plan of Barclay Square Subdivision, Section 3, as of record in Book 4675, Page 154, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to The Bank of Nashville by Substitute Trustee's Deed of record in Instrument No. 20070424-0048931, said Register's Offices.

Davidson County DEEDWARR
Recvd: 06/29/07 15:23 2 pgs
Fees:13.00 Taxes:314.50
20070629-0078144

This is improved property with a mailing and street address of 4817 Barclay Square Drive, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, his successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. As part of this closing, Grantee agrees to assume all delinquent taxes and all other current 2007 Metro Davidson County taxes for the property, except for the 2007 taxes which have been incurred since April 24, 2007, the date Grantor acquired title to the property, which shall be paid by Grantor;

2. All matters which would be disclosed by a survey of the property;

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices affecting the property; and

4. In accepting this Deed, Grantee expressly disclaims and waives any application of the Tennessee Residential Property Disclosure Act with regard to this property pursuant to Tenn. Code Ann. § 66-5-201, et seq. and the same shall not apply to this conveyance.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, his successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 12th day of June, 2007.

The Bank of Nashville

By: Ellen T. Hackett

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Shawna Miller, a Notary Public for the State of County aforesaid, personally appeared Ellen Hackett, who acknowledged herself to be the Vice President of The Bank of Nashville, the within named bargainor, a banking corporation, and that She as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as such Vice President

Witness my hand and official seal at office this 12th day of June, 2007.

Notary Public

My Commission Expires: 5-23-2009

SHAWNA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires May 23, 2009