This Instrument Prepared by:

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	Tax Map & Parcels
Davidson County	104-06-0-161.00 163/225 95-4/23
Maury County	99AD-B/1
Montgomery County	66K-D/1.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 7th day of August, 2007, by **Regions Bank**, an Alabama banking corporation (the "Grantor"), to **R. B. Branch Properties, Inc.**, a Tennessee corporation (the "Grantee"):

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Davidson, Montgomery, and Maury Counties, Tennessee, more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"), subject to all easements, restrictions and other matters of record.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor will defend the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on or as of the date first above written.

GRANTOR:

REGIONS BANK

By: _____
Name: Emilio M. Cerice
Title: Senior Vice President

Davidson County DEEDWARR
Recvd: 08/10/07 14:53 5 pgs
Fees:28.00 Taxes:21219.50
20070810-0096163

3/206110.1

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Emilio M. Cerice, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Senior Vice President of Regions Bank, the within named bargainor, an Alabama banking corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and seal, at office in Birmingham, Alabama, this the 14th day of August, 2007.

LaTashia Monique Clay
Bond No. 68946943N
Notary Public for the State of Alabama
Commission Expires: February 18, 2008

LaTashia M. Clay
NOTARY PUBLIC

My Commission Expires:

The actual consideration or value, whichever is greater, for this transfer is $5,735,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of August, 2007.

Cyndi Reeder
Notary Public

My Comm. Expires: 9-16-08

CYNDI REEDER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

Grantor's Contact Information:
Regions Bank
Properties Department
3000 Galleria Tower, Suite 1600
Birmingham, AL 35288
Attn: Tammy Barbier

Send Tax Statements to Grantee at
R.B. Branch Properties, Inc
280 Warfield Blvd
Clarksville, TN 37040

3/206110.1

Exhibit A

Deed--Regions Bank to
R.B. Branch Properties, Inc

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 8 and the westerly part of Lot No. 7 on the Plan of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, Pages 124 and 125, Register's Office of said County, being more particularly described as follows:

BEGINNING at a point at the north end of the northerly return on Orleans Drive and West End Avenue, said point being in the east right-of-way of West End Avenue; thence north 36 degrees, 06 minutes, 10 seconds east 142.79 feet to an iron pin; thence south 53 degrees, 53 minutes, 00 seconds east 244.79 feet to an iron pin, said pin being in the northerly right-of- way of Orleans Drive; thence with the right-of-way of Orleans Drive south 62 degrees, 47 minutes, 25 seconds west 56.55 feet to an iron pin; thence with a curve to the right having a radius of 185.00 feet a distance of 142.49 feet to an iron pin; thence north 73 degrees, 04 minutes, 43 seconds west 82.24 feet to an iron pin; thence with a curve to the right having a radius of 28.00 feet a distance of 53.36 feet, said curve being the return for Orleans Drive and West End Avenue, to an iron pin, said pin being the point of beginning and in the easterly right-of-way of West End Avenue.

Being the same property conveyed to LEADER FEDERAL SAVINGS AND LOAN ASSOCIATION OF MEMPHIS, by deed from ALBERTINE MAXWELL, WIDOW, of record in Book 5593, page 177, dated April 14, 1980, Register's Office for Davidson County, Tennessee.

TRACT II:

A tract or parcel of land in the Third, formerly Second, Civil District of Davidson County, Tennessee, and being parts of Lots Nos. 3 and 4 on the Plan of Donelson Heights Subdivision, unregistered, and more particularly described as follows:

Beginning at a point in the center of Old Lebanon Pike, the common corner of the A. M. Helms and E. Fitzpatrick property, running thence easterly along the center of the Old Lebanon Pike 114 feet to a point in the center of said pike; thence North 1-3/4 degrees west 225 feet to a point; thence westerly, and in a straight line parallel with the north margin of the Old Lebanon Pike 114 feet to a point in the east boundary line of the E. Fitzpatrick property; thence, with the said Fitzpatrick property line, south 225 feet to the point of beginning.

Being the same property conveyed to UNION PLANTERS BANK OF MIDDLE TENNESSEE, NATIONAL ASSOCIATION, by deed from UNION PLANTERS NATIONAL BANK, of record as Book 9433, page 419, dated June 30, 1994, Register's Office for Davidson County, Tennessee.

TRACT III:

Land in Davidson County, Tennessee, being Lot G-1 on the Plat of 2nd Mortgage Revision, Section Two, Hickory Hollow Mall as shown in Plat Book 5200, page 34, in Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to UNION PLANTERS BANK OF MIDDLE TENNESSEE, NATIONAL ASSOCIATION, by deed from UNION PLANTERS NATIONAL BANK, of record in Book 9433, page 427, dated June 30, 1994, Register's Office for Davidson County, Tennessee.

TRACT IV:

Situated in the City of Clarksville 12th Civil District, Montgomery County, Tennessee, to-wit:

Beginning at an iron pin located in the south right-of-way line of Madison Street, said iron pin being located in Beach's northwest corner; thence leaving said right-of-way line and with the west line of the Beach property South 18 deg. 18 min. 40 sec. East, 214.74 feet to an iron pin; thence with a fence North 73 deg. 08 min. 40 sec. East, 12.32 feet to a pipe located in the west line of the First Christian Church property; thence with the west line of the church property South 18 deg. 09 min. 30 sec. East, 62.67 feet to an iron pin located in the north right-of-way line of Cooper Street; thence with the north right-of-way line of same South 71 deg. 53 min. 40 sec. West, 113.15 feet to an iron pin; thence on a curve to the right having a central angle of 89 deg. 43 min. 10 sec., a radius of 10.05 feet, a tangent of 10.00 feet, a distance of 15.74 feet to an iron pin located in the east right-of-way line of Union Street (Smith's Alley); thence with the east right-of-way line of Union Street (Smith's Alley) North 18 deg. 23 min. 10 sec. West, 263.08 feet to an iron pin located in the south right-of-way line of Madison Street; thence with the south right-of-way line of Madison Street North 72 deg. 00 min. 00 sec. East, 111.37 feet to the point of beginning, according to a survey of King Engineers, Inc., dated August 24, 1988.

Being the same property conveyed to Guaranty Federal Savings & Loan Association, by deed of record in Book V411, page 2035, Register's Office for Montgomery County, Tennessee.

TRACT V:

Parcel 1:

Land lying in Maury County, Tennessee, being more particularly described as follows:

Beginning at a point where the east property line of North Garden Street intersects the South property line of West Sixth Street; thence East along said South property line 42 feet to a stake; thence said South property line 42 feet to a stake; thence South parallel with said East line 56.2 feet to a stake; thence West parallel with said South line of Stake; thence West parallel with said South line of West Sixth Street 42 feet to the East property line of North Garden Street; thence North along said East line 56.2 feet to the point of beginning.

Parcel 2:

Land lying in Maury County, Tennessee, being more particularly described as follows:

Beginning at a point 56.2 feet south of the south property line of West Sixth Street, said point being the southwest corner of the property hereinabove described and conveyed; thence West parallel with the South line of West Sixth Street to the center of North Garden Street; thence North along the center line of North Garden Street to the center line of West Sixth Street; thence East along the center line of West Sixth Street, to the point where that center line intersects a prolongation of the East line of lot 56.2 feet x 42 feet, hereinabove conveyed; thence South at right angles with the center line of West Sixth Street, said last named point being the Northeast corner of the lot 56.2 x 42 feet, hereinabove conveyed.

Being the same property conveyed to THE MIDDLE TENNESSEE BANK, by deed of record in Book 505, page 434, Register's Office for Maury County, Tennessee.

Parcel 3:

Located in the 9th Civil District of Maury County, Tennessee, and in the 1st Ward of the City of Columbia, generally bounded North by property owned by Hiram M. Barr, Jr. and wife, Marjorie Orr Barr which is located at the Southeast corner of the intersection of North Garden and West 6th Streets; East by City of Columbia Down-Town parking lot and property of Loftin and Allen now occupied by Firestone Store; West by said Loftin and Allen property, North Garden Street and said property of Hiram M. Barr, Jr. and wife, Marjorie Orr Barr, and being the same land conveyed by deeds of record in Book 217, page 488, and Book 277, page 514, less land conveyed by deed of record in Book 427, page 496, all said lands being recorded in the Register's Office of Maury County, Tennessee.

Being the same property conveyed to THE MIDDLE TENNESSEE BANK, by deed of record in Lien Book 15, page 643, Register's Office for Maury County, Tennessee.

The Middle Tennessee Bank, a Tennessee banking corporation was merged into First American National Bank effective October 1, 1998 as evidenced by Articles of Merger of record in Book P, page 788, in the Register's Office for Maury County, Tennessee.

First American National Bank was merged with and into AmSouth Bank effective, December 31, 1999, as evidenced by Certificate of record in Book Q, page 548, Register's Office for Maury County, Tennessee.

Exhibit A
(continued)

Derivation Addendum

As to Tract I:

Leader Federal Savings and Loan Association of Memphis became Leader Federal Savings Bank in 1979, it was merged in 1996 into Union Planters National Bank, which in 1998 was merged into Union Planters Bank National Association which on June 29, 2005 was merged into Regions Bank.

As to Tract II and Tract III:

Union Planters Bank of Middle Tennessee was merged into Union Planters Bank National Association on January 1, 1998. Union Planters Bank National Association was merged into Regions Bank on June 29, 2005.

As to Tract IV:

Guaranty Federal Savings & Loan Association was renamed Guaranty Federal Savings Bank in 1989. Guaranty Federal Savings Bank was merged into The People's First National Bank & Trust Company on August 16, 1997 said institution having been renamed as Union Planters Bank of Kentucky, National Association, then on August 14, 1998. Unions Planters Bank of Kentucky, National Association was merged into Union Planters Bank National Association which was merged into Regions Bank on June 29, 2005.

As to Tract V:

AmSouth Bank was merged into Regions Bank on November 4, 2006.