Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

~~BOX 50-B~~
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

39-B
File #08-1073

Davidson County DEEDWARR
Recvd: 03/17/08 10:12 2 pgs
Fees:13.00 Taxes:1491.10
20080317-0026467

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned GreenBank, a Tennessee banking corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Charles Rogan Allen, unmarried, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Russwood Heights of record in the Office of the Register of Deeds of Davidson County, Tennessee, in Book 2133, page 13, to which plat reference is hereby made for a more complete legal description.

Said Lot No. 30 is described as follows: Beginning at a point in the easterly margin of Trimble, the same being the common corner of Lots 30 and 31 in said Subdivision; thence, eastwardly with the dividing line between Lots 30 and 31, 199 feet, to a monument; thence southwardly with the dividing line between Lots 30 and 32, 165.3 feet to a point in the northerly margin of Trimble Road; thence westwardly with the northerly margin of Trimble Road 238.5 feet to a monument; thence around a curve having a radius of 25 feet, 54.4 feet to a monument in the easterly margin of Trimble Road; thence with the easterly margin of Trimble Road 192.3 feet to the point of beginning.

Being the same property conveyed to Green Bank by Substitute Trustee's deed from Thomas W. Lawless, as Substitute Trustee of record in Inst. No. 20070914-0110430, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3540 Trimble Road, Nashville TN, 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind Grantor to warrant and defend title to the property to Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through, or under the Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS THE EXECUTION HEREOF this 3rd day of March, 2008.

GreenBank, a Tennessee banking corporation

William W Adams Jr SVP

William W. Adams, Jr., Senior Vice President

State of Tennessee )
County of Davidson )

Personally appeared before me, the undersigned authority, a duly commissioned Notary Public in and for the State and County aforesaid, William W. Adams, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Senior Vice President of the within named GreenBank, a Tennessee banking corporation, and that he/she executed the within instrument as the Senior Vice President of GreenBank, a Tennessee banking corpotation, for the purposes therein contained.

Witness my hand at office this the 3rd day of March, 2008.

Notary Public

My Commission Expires: 7-25-09

State of Tennessee )
County of Davidson )

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 403,000.00.

X William W Adams, Jr. SVP
Affiant

Sworn and subscribed before me on this the 3rd day of March, 2008.

Notary Public

My Commission Expires: 7-25-09

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: | TAX MAP-PARCEL #: |
|---|---|---|
| Charles R. Allen<br>3540 Trimble Road<br>Nashville, TN 37215 | Charles R. Allen<br>4036 Sneed Road<br>Nashville, TN 37215 | 131 05 0 036.00 |