Return To:
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

File #3935-1
MAP 118-04-0-B
PARCEL 109.00co

Davidson County DEEDWARR
Recvd: 05/02/08 15:31 2 pgs
Fees:13.00 Taxes:662.30
20080502-0045530

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $179,000.00.

Rachel L. Powers
Affiant

Subscribed and sworn to before me this the 30th day of April, 2008.

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: COMMISSION EXPIRES 01/03/2011

Notary Public

THIS INSTRUMENT PREPARED BY: JOHN T. COOK, ATTORNEY AT LAW
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Cameron T. Atkinson	Bank of America
(Name)	(Name)
553 Rosedale Avenue, #109	9000 Southside Blvd.
(Street Address)	(Street Address)
Nashville, TN 37211	Jacksonville TN 32256
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Hostettler Realty, LLC, a Tennessee limited liability company**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Cameron T. Atkinson, unmarried**, hereinafter called the "Grantee", her 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 Unit No. 109 on the Plan of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of The Row at Berry Hill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20071120-0135916, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of The Row at Berry Hill Townhomes, as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20071120-0135916, for a more complete identification and description of said unit.

BEING the same property conveyed to Hostettler Realty, LLC, a Tennessee limited liability company, by Warranty Deed from Craighead Development, LLC, of record

in Instrument No. 20080416-0038294, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20071120-0135916, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

THIS is improved property, known as: 553 Rosedale Avenue, #109, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, and the successors and/or assigns of said Grantee, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, unless otherwise herein set out.

Grantor does further covenant and bind itself and its successors and assigns, to warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 30th day of April, 2008.

Hostettler Realty, LLC,
a Tennessee limited liability company

BY: _____
William R. Hostettler, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William R. Hostettler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Member of Hostettler Realty, LLC, the within named bargainor, a Tennessee limited liability company, and that he, as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Member.

Witness my hand and official at Nashville, Tennessee, on this the 30th day of April, 2008.

Katherine Goodson
Notary Public

My Commission Expires: 5-02-11

hostettler.sd

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.