SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/08 13:45 2 pg
Fees:13.00 Taxes:351.50

20080610-0059748

STATE OF TENNESSEE
COUNTY OF : _____

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $95,000.00

Reliant Bank: by _____ SVP
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 30 DAY OF MAY, 2008

_____
Notary Public

KEN MATLOCK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

My Commission Expires SEPT. 19, 2009

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam J. Abes P.O. Box 553 Antioch, TN 37013	Same as Owner	149-030-048

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, RELIANT BANK, A TENNESSE BANKING CORPORATION CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ADAM J. ABES., HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Edge-O-Lake Estates, Section 6, as of record in Book 3700, page 16, said Register's Office. Said Lot No. 398 fronts 89.01 feet on the Northerly side of Edge-O-Lake Drive and runs back between lines 195.68 feet on the Easterly side and 127.25 feet on the Westerly side to a line in the rear on which it measures 92.69 feet thereon.

Being the same property conveyed to TRAM INVESTMENTS, LLC, by deed from SECRETARY OF HOUSING AND URBAN DEVELOPMENT, of record as Instrument No. 20060727-0090539, dated July 21, 2006, said Register's Office. Further conveyed to RELIANT BANK by Trustee's Deed of record as instrument No. 20080325-0030120, said register's Office

This conveyance is subject to any and all existing easements and restrictions of record.

1. Matters shown on the Plan of record as Plat Book 3700, page 16, said Register's Office.

This is X improved [ ] unimproved property, known as 3500 Nolensville Road, Nashville, Tennessee.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever claiming by through Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 30 day of May, 2008.

Reliant Bank

By: _____
Mark Ryman, Senior Vices President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MARK RYMAN 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 Reliant Bank, the within named bargainor, a Tennessee banking corporation, and that he as such Senior Vice President 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 BRENTWOOD, TN, this 30 day of May, 2008.

Karen Matlock
Notary Public
My Commission Expires: 9-19-09

Personally known: X or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

KAREN MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009