Davidson County DEEDWARR
Recvd: 07/01/08 15:41 4 pgs
Fees:23.00 Taxes:2960.00
20080701-0068038

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Clinton A. Smith **Suzanne E. A. Smith** **103 Glendale Garden Drive** **Nashville, TN 37204**	**New Owner**	**145-02-096.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GreenBank** (hereinafter referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Clinton A. Smith and wife Suzanne E. A. Smith** (individually and collectively hereinafter referred to as "Grantee"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being land in the 34th Council District of Davidson County, Tennessee, and being a portion of the land conveyed James A. McKanna, etux as of record in Deed Book 5794, page 161, R.O.D.C., being generally located on Tyne Boulevard north of Lynmont Drive and being more particularly described as follows:
>
> Beginning at an existing iron pin on the northerly right-of-way line of said Tyne Boulevard at the southeasterly corner of Lot 4 Tyne Crest-Section 4 Book 4715, page 173, R.O.D.C.;
>
> Thence, with the lines of said Tyne Crest-Section 4 the following calls:
>
> N 49°45'42" W a distance of 129.65' to an existing iron pin;
> N 22°25'45" W a distance of 90.30' to an existing iron pin;
> N 52°06'00" W a distance of 134.34' to an existing iron pin on the right-of-way line of Georgetown Court;

Thence, along said right-of-way of Georgetown Court with a curve turning to the left with an arc length of 24.88', with a radius of 39.71', with a chord bearing of N 25°51'13" W, with a chord length of 24.48' to a set iron pin,

Thence, leaving said right-of-way with a severance line through said James A. McKanna, etux the following calls:

N 49°58'40" E a distance of 62.12' to a set iron pin;
N 24°35'40" E a distance of 402.50' to a set iron pin on the southerly line of Lot 331 Steven Hills Section 8 as of record in Book 3300, page 14, R.O.D.C.;

Thence with the lines of said Seven Hills Section 8 the following calls:

S 86°38'21" E a distance of 191.67' to an exiting iron pin;
S 89°51'09" E a distance of 128.47' to an exiting iron pin;
S 09°06'15" a distance of 224.95' to an exiting iron pin on the northerly right-of-way line of Tyne Boulevard;

Thence, with said northerly right-of-way line of Tyne Boulevard the following calls:

S 18°05'49" W a distance of 169.68' to an exiting iron pin;

With a curve turning to the right with an arc length of 290.00', with a radius of 694.50', with a chord bearing of S°30 03'34" W, with a chord length of 287.90', to an exiting iron pin; which is the point of beginning.

Having an area of 217,844 square feet or 5.00 acres more or less.

Being the same property conveyed to GreenBank by Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, of record in Instrument Number 20080506-0046624, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is/are free from any lien or encumbrance whatsoever, except for applicable zoning and building

regulations, all visible easements, restrictions and limitations of record, and 2008 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds himself, his successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the ~~30th~~ 26th day of June, 2008.

GRANTOR:

GREENBANK

By: William W Adams SVP

William W. Adams, Jr.
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $800,000.00.

Jacqueline E. A. Smith
AFFIANT

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

Kimberley R. Mankin
NOTARY PUBLIC

My Commission Expires: 9-25-10

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Alice A. Morton, a Notary Public for the state and county aforesaid, William W. Adams, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of GreenBank, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 26th day of June,2008.

Alice A. Morton
NOTARY PUBLIC

MY COMMISSION EXPIRES:
November 22, 2008

My Commission Expires: _____

ALICE A. MORTON
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY