Davidson County DEEDWARR
Recvd: 09/15/08 16:03 4 pg
Fees:23.00 Taxes:3515.00
20080915-0094403

Prepared By and Returnable to:
Bone McAllester Norton PLLC (krm)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Lisa G. Beasley, Trustee Lyle Beasley, Trustee 302 Hillwood Blvd. Nashville, TN 37205	New Owner	**103-14-0-003.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GreenBank ("Grantor") has this day bargained and sold and does hereby transfer and convey unto Lisa G. Beasley and Lyle Beasley, Trustees of the Lisa G. Beasley Living Trust dated July 1, 2008 ("Grantee"), Grantee's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, described as follows (the "Land"):

> Land in Davidson County, Tennessee, being Lot No. 1 Section A-2 on the Map of Hillwood Estates, not of record, described according to a survey by Z.J. Wilkinson, Surveyor, June 13, 1950, as follows: Beginning on the northeasterly margin of Hillwood Boulevard at the southwest corner of the property conveyed to C.E. Danis and wife, by deed from H.G. Hill Realty Co., of record in book 1782, page 527, Register's office for said county: thence North 35 deg. 18' east 286 feet to a stake; thence northwestwardly 175 feet to the corner of lots 1 and 2; thence with the line between said two lots southwestwardly 260 feet, more or less, to the northeast margin of Hillwood Boulevard; thence with the said Boulevard Southeastwardly 200 feet to the beginning.
>
> Being the same property conveyed to GreenBank by Trustee's Deed of record as Instrument No. 200805060046627, Register's Office for Davidson County, Tennessee.

This is improved property known as 302 Hillwood Boulevard, Nashville, Tennessee 37205. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal

description is drawn from recorded documents or has been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property; that Grantor has a good right to sell and convey the Property; and that other than those matters set forth in Exhibit A, which is attached hereto and incorporated herein by reference, the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2008 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's successors and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assign, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

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

WITNESS this the 12 day of September, 2008.

GRANTOR:

GREENBANK

By: _____
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 $ 950,000.00.

AFFIANT

Subscribed and sworn to before me, this 12th day of September, 2008.

Notary Public

ALICE A. MORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:
MY COMMISSION EXPIRES: November 22, 2008

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 duly authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 12th of September, 2008.

NOTARY PUBLIC

ALICE A. MORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: _____
MY COMMISSION EXPIRES: November 22, 2008

EXHIBIT A
PERMITTED EXCEPTIONS

1. 2008 real property taxes, a lien but not yet due and payable, which have been prorated and Grantee agrees to assume;