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

Davidson County DEEDWARR
Recvd: 09/16/08 15:45 4 pgs
Fees:23.00 Taxes:858.77
20080916-0094791

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
McKinley Fred Johnson, III 927 Battery Lane Nashville, Tennessee 37220	New Owner	Map/Parcel: 132-09-0-22.00

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 McKinley Fred Johnson, III (herein individually and collectively "Grantee"), Grantee's heirs and representatives, 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, as shown on the unrecorded plat of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, made by W.D. Southgate, surveyor, as follows:
>
> Beginning at a point in the center of Battery Lane, formerly Battery Road, at the intersection of Lealand Lane; thence North 2 degrees, 30 minutes, 30 feet East with the center line of Lealand Lane 250 feet to a point; thence North 86 degrees, 30 feet West 217.3 feet to a point; thence South 3 degrees 13 feet West 250 feet to a point in the center of Battery Lane, the Southwest corner of Lot No. 1; thence with the center of said Battery Lane, South 86 degrees, 30 feet, East 220 feet to the point of beginning.
>
> Being the same property conveyed to GreenBank by Trustee's Deed of record in Instrument NO. 20080104-0001223, said Register's Office.

This is improved property known as 1002 Battery Lane, Nashville, Tennessee 37220. 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.

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 heirs and representatives.

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 heirs and representatives, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's heirs and representatives, 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 11 day of September, 2008.

GRANTOR:

GREENBANK

William W. Adams, Jr.
Senior Vice President

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 11th 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

The greater of the consideration for this transfer or the value of the Property is $232,100.00.

William W Adams Jr.
AFFIANT

Subscribed and sworn to before me, this 11th day of September, 2008.

Alice A. Morton
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 Davidson County property taxes are a lien but not yet due and payable.

2. Any and all building and zoning regulations of City, County and State.