Davidson County DEEDWARR
Recvd: 09/16/08 15:57 5 pgs
Fees:28.00 Taxes:65.93
20080916-0094794

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

Address New Owner(s)	Send Tax Bill To:	Map & Parcel Nos.:
Valley Construction LLC 329 La Conte Court Murfreesboro, TN 37128	New Owner	Map 173, Parcel 463.00

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 Valley Construction, LLC (herein "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 all of Lot No. 265, Final Plat, Cluster Lot Subdivision, Cane Ridge Farms, Phase Six, Section Three, according to plat appearing of record in Instrument No. 20060601-0064580, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to GreenBank by Trustee's Deed of record in Instrument No. 20080609-0059353 said Register's Office.

This is improved property known as 3005 Katonka Drive, Antioch, Tennessee. 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 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 assigns, 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 8th day of September, 2008.

GRANTOR:

GREENBANK

By: William W Ward

Title: Senior Vice President

STATE OF TENNESSEE)

COUNTY OF Davidson **)**

The greater of the consideration for this transfer or the value of the Property is $ 17,820.00 **.**

William W Adams
AFFIANT

Subscribed and sworn to before me, this 8th **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

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Alice A. Morton, a Notary Public in and for said County and State, William W. Adams, with whom I am personally acquainted, and who acknowledged that [he/she/they] executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th 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

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/she] executed the within instrument for the purposes therein contained, and who further acknowledged that [he/she] 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 8th of September, 2008.

Alice A. Morton
NOTARY PUBLIC

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

ALICE A. MORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A
PERMITTED EXCEPTIONS

1. 2008 Davidson County property taxes are a lien but not yet due and payable.

2. All matters of record as shown on the Plat of Record in Instrument No. 2006 0601-0064580.

3. Restrictive covenants of record in Instrument No. 20000905-0087103 and amended in Instrument No. 20001204-0119093, Instrument No. 20010815-0088370, Instrument No. 20040319-0031603, Instrument No. 20041102-0131848 said Register's Office.

4. Grant of Transmission Line Easement to United State of America of record in Record Book 4420, Page 36 said Register's Office.

5. Grant of Transmission Line Easement to United States of America of record in Record Book 4428, Page 565 said Register's Office.

6. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Record Book 5078, Page 476, said Register's Office.

7. Easement to United Telephone Company of Nashville and Davidson County, Instrument No. 20060607-0067535, said Register's Office.

8. Easement to United Telephone Company of Nashville and Davidson County, Instrument No. 20020123-0009340, said Register's Office.

9. Charter for Cane Ridge Farms Homeowner's Association, Inc. of record in Instrument No. 20010815-0088360 said Register's Office.

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