Davidson County DEEDWARR
Recvd: 09/16/08 15:57 4 pgs
Fees:23.00 Taxes:140.42

20080916-0094796

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.:
Elena V. Malafeeva Show C. Wong 2317 Dundee Lane Nashville, TN 37214	New Owner	Map/Parcel: 181-10-0-A-037.00 CO

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 Elena V. Malafeeva and husband Show C. Wong (herein individually and collectively "Grantee"), Grantee's heirs and representatives [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 Number 353, on the Plan of Section One, Autumn Oaks, of record in Plat Book 913 and 914, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.
>
> Being part of the same property conveyed to GreenBank by Trustee's Deed of record in Instrument No. 20080627-0066615, said Register's Office.

This is improved property known as Lot 353 Autumn Oaks, Brentwood, 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 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 [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 10 day of September, 2008.

GRANTOR:

GREENBANK

William W Adams Jr

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 10th 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 **)**

The greater of the consideration for this transfer or the value of the Property is $ 37,950.00.

William W Adams

AFFIANT

Subscribed and sworn to before me, this 10th **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. All matters of record as shown on the Plat of Record in Plat Book 9700, Page 913 said Register's Office.

3. Restrictive covenants of record in Instrument No. 20010912-0099443 and in Record Book 6704, Page 397, Record Book 6968, Page 30, Record Book 6704, Page 405 said Register's Office.

4. Right-of-way Easement to Columbia Gulf Transmission Company of record in Record Book 4240, Page 667 said Register's Office (partially released at Record Book 6968, Page 25).

5. Right-of-way Easement to Columbia Gulf Transmission Company of record in Record Book 2245, Page 271 said Register's Office (partially released at Record Book 6968, Page 25).

6. Graveyard Right-of-way Easements of record at Record Book 261, Page 284 and Record Book 6704, Page 397 said Register's Office.

7. Water mains an appurtenances Easements of record at Record Book 7515, Page 298 said Register's Office.

8. Easements for sewers at Record Book 7515, Page 298, and Record Book 9434, Page 196, and at Record Book 9343, Page 199, said Register's Office.

9. Easement for storm water retention of record at Record Book 7760, Page 970 said Register's Office.

10. Charter for Autumn Oaks Homeowner's Association, Inc. of record in Instrument No. 20010912-0099442 said Register's Office.

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