THIS INSTRUMENT PREPARED BY:
Jennifer S. Dunlap, Attorney
7101 Executive Center Drive, Suite 151
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 11/07/08 15:32 2 pgs
Fees:13.00 Taxes:813.63
20081107-0111103

New Owner	**Send Tax Bills To:**	**Map & Parcel**
Kinsley K. Kiningham	First Tennessee Bank, NA	**126-16-O-A**
1425 Bending River Drive	P. O. Box 5954	**412.00CO**
Nashville, TN 37221	Springfield, OH 45501-5954	

SPECIAL WARRANTY DEED

FOR AND IN consideration of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **American Security Bank & Trust Company**, hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **Kinsley K. Kiningham**, hereinafter called the Grantee, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, TN, BEING Lot No. 545, on the Plan of Final Plat Parkview at Riverwalk, Phase 1, of record in Instrument No. 20050215-0016985, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to American Security Bank & Trust Company, by Substitute Trustee's Deed from Stephen C. Baker, Substitute Trustee, dated June 12, 2008, of record in Instrument No. 20080625-0065281, Register's Office for Davidson County, TN.

This is improved property known as 1425 Bending River Drive, Nashville, Tennessee 37221.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS my hand this the 5th day of November, 2008.

AMERICAN SECURITY BANK & TRUST COMPANY

By: _____

Sean D. Hart

Its: Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sean D. Hart with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice President of American Security Bank & Trust Company, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Sean D. Hart as such Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 5th day of November, 2008.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My commission expires 7/5/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 219,900.00.

Affiant

Sworn to and subscribed before me this the 5th day of November, 2008.

Notary Public

LINDA J. OTT
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

My commission expires:
1-20-10