Davidson County DEEDWARR
Recvd: 11/24/08 12:36 2 pgs
Fees:13.00 Taxes:111.00
20081124-0115034

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027
File No. 02-0811-46293

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $ 30,000.00

George E. Patterson
Affiant

Subscribed and sworn to before me, this 20 day of November, 2008.

Notary Public
My commission expires: 5-21-11

ROBERT A. TATE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
George E. Patterson d/b/a Affordable Construction 141 Bart Drive Antioch TN 37013	New Owner 1493 Mt. Herman Road Murfreesboro, TN 37127	162-02-0-C-062.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, First Bank, a Tennessee banking corporation, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to George E. Patterson d/b/a Affordable Construction, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 62, on the Plan of Spencer Hill, Section One, of record in Instrument No. 20070614-0071366, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to GJR Development, LLC by deed from Ezell-Harding Christian School, a Tennessee Corporation, dated February 23, 2006, recorded March 6, 2006, of record in Instrument No. 20060306-0025276, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Classic Homes BOS, LP by deed from GJR Development, LLC, dated July 6, 2007, recorded July 10, 2007, of record in Instrument No. 20070710-0082023, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to First Bank, a Tennessee banking corporation by Successor Trustee's Deed from Charles S. Sanger, as Successor Trustee, dated August 4, 2008, recorded August 22, 2008, of record in Instrument No. 20080822-0086682, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is unimproved property known as 141 Bart Drive, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby

covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or otherwise.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 20th day of November, 2008.

First Bank, a Tennessee banking corporation,

By: Myra Bryant
Its: Vice President

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, MYRA BRYANT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the VICE PRESIDENT of First Bank, a Tennessee banking corporation, the within named bargainor, and that She is authorized by First Bank, a Tennessee banking corporation, to execute this instrument on its behalf.

Witness my hand in MURFREESBORO, TN, this 20 day of November, 2008.

Notary Public

My Commission expires 5-21-11

ROBERTA S. TATE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY