(1)

Davidson County DEEDWARR
Recvd: 12/23/08 12:46 3 pgs
Fees:18.00 Taxes:384.62
20081223-0122356

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

Address New Owner:	Send Tax Bills to:	Map-Parcel:
James C. Woodard, II and Charles F. Caudell, III 1305 8th Ave South Nashville TN 37203	same	093-04-0A-002CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE BANK OF NASHVILLE, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto JAMES C. WOODARD, II, unmarried, and CHARLES F. CAUDELL, III, a married man, hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

(SEE ATTACHED EXHIBIT "A")

This is improved property known as 811 B Sylvan Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

WITNESS our hands this 18th day of December, 2008.

THE BANK OF NASHVILLE

By Ashley Dossett

Its Special Assets Officer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Ashley Griffith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged her self to be the Special Assets Officer of THE BANK OF NASHVILLE, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by her self as such officer.

Witness my hand and official seal at office this 18th day of December, 2008.

Jo Ann Smith
Notary Public

My Commission expires: 5-22-2010

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $103,950.00

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2008.

Jo Ann Smith
Notary Public

My Commission expires: 5-22-2010

JO ANN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney
201 Fourth Avenue, North, Suite 150
Nashville, TN 37219

EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lot No. 261, Williams Addition Edgefield, as shown on the Plat of record in Plat Book 21, page 60, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

ALSO KNOWN AS:

Land in Davidson County, Tennessee, being Unit B, on the Plan of Sylvan Street Townhomes, as established by Declaration of Covenants, Conditions and Restrictions for Sylvan Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20070817-0098599, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to THE BANK OF NASHVILLE, by Substitute Trustee's Deed from WILLIAM W. WINFREE, of record as Instrument No. 20081003-0100880, dated October 3, 2008, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Matters shown on the Plan of record in Plat Book 21, page 60, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to easemets, assessments, special assessments, charges and liens, contained in instrument of record as Instrument No. 20070817-0098599, said Register's Office.