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

BILL GARRETT, Davidson County
T20090017330 DEEDWARR
Recvd: 03/16/09 10:55 2 pgs
Fees:13.00 Taxes:777.00
20090316-0023221

New Owner	Send Tax Bills To:	Map & Parcel
Joshua L. Hill	**SunTrust Mortgage, Inc.**	**126-16-0-A-615.00CO**
7440 Riverland Drive	**401 Commerce St., Ste. 6100**	
Nashville, TN 37221	**Nashville, TN 37219**	

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 **Joshua L. Hill and wife, Sarah A. Hill**, hereinafter called the Grantees, and its assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, TN, BEING Lot No. 370, on the Plan of Riverwalk, Phase 4C, of record in Instrument No. 20060328-0035052, 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 13, 2008, of record in Instrument No. 20080625-0065277, Register's Office for Davidson County, TN.

This is improved property known as 7440 Riverland 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 12th day of March, 2009.

AMERICAN SECURITY BANK & TRUST COMPANY

By: _____
Richard Bobo
Its: Sr. 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 Richard Bobo with whom I am personally acquainted and who upon his oath acknowledged himself to be the Sr. Vice President of American Security Bank & Trust Company, the within named bargainor, a corporation, and that he as such Sr. 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 Richard Bobo as such Sr. Vice President.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 12th day of March, 2009.

_____
Notary Public

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My commission expires: 9/3/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $ 210,000.00.

_____
Affiant

Sworn to and subscribed before me this the 12th day of March, 2009.

_____
Notary Public

JUDY S. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

My commission expires: 9/3/2012