THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203-1304

ADDRESS NEW OWNER:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NO.:
US Community Credit Union 125 8th Avenue, South Nashville, Tennessee 37202 Attention: Cheryl A. Thompson	New Owner	084-160-176.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, HAILWEST PROPERTIES, a Tennessee general partnership ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto US COMMUNITY CREDIT UNION, a Tennessee nonprofit corporation ("Grantee"), and Grantee's successors and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit "A," attached hereto and incorporated herein by this reference (the "Property").

This is improved property having a street address of 2622 Old Lebanon Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to Grantee, and Grantee's successors and assigns, forever, Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the same is unencumbered except for those matters set forth in Exhibit "B," attached hereto and incorporated herein by this reference.

Grantor further covenants and binds Grantor and Grantor's successors and assigns to warrant and forever defend the title to the Property to Grantee, and to Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20090018832 DEEDWARR
Recvd: 03/20/09 15:50 5 pgs
Fees:28.00 Taxes:2448.60
20090320-0025440

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $661,785.00.

AFFIANT

Subscribed and sworn to before me this 19th day of March, 2009.

Notary Public

My Commission Expires: 9-19-09

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on this the ____ day of March, 2009.

GRANTOR:

HAILWEST PROPERTIES, a
Tennessee general partnership

BY: _____
Name: Neal Wightman
Title: General Partner

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Neal Western with whom I am personally acquainted, who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained and who further acknowledged that (s)he is General Partner of HAILWEST PROPERTIES, a Tennessee general partnership, being authorized to execute the foregoing instrument on behalf of the partnership.

WITNESS MY HAND, at ~~office~~ this 20th day of March, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
9-19-09

EXHIBIT "A"

Legal Description

PARCEL 1:

LAND IN THE 3RD, FORMERLY 2ND, CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 3 AND 4 ON A MAP OF THE SUBDIVISION OF PART OF THE ALEX PERRY LANDS NEAR DONELSON, TENNESSEE, BY SURVEY OF ERIE DRAKE, COUNTY SURVEYOR, DECEMBER 20, 1922, AND DESCRIBED ACCORDING TO A COPY OF A SURVEY OF THREE LOTS BEING PART OF THE HELM PROPERTY IN SAID DISTRICT BY Z.J. WILKINSON, SURVEYOR, MARCH 9, 1945, AND A 20 FOOT ROADWAY FOR THE RIGHT OF INGRESS AND EGRESS TO THE OLD LEBANON ROAD, SAID RIGHT-OF-WAY BEING A PART OF LOT NO. 3 ON THE MAP OF THE ALEX PERRY LANDS.

SAID PARTS OF LOTS NOS. 3 AND 4 ARE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY MARGIN OF A 20 FOOT ROADWAY NORTH 1-3/4 DEG. WEST 225 FEET FROM THE CENTER OF THE OLD LEBANON PIKE, BEING THE NORTHEAST CORNER OF PART OF LOTS NOS. 3 AND 4 OF THE ALEX PERRY LANDS, CONVEYED TO HUBER E. HUFFER BY DEED OF RECORD IN BOOK 1272, PAGE 226, SAID REGISTERS OFFICE, AND BEING ERRONEOUSLY CALLED PARTS OF LOTS NOS. 3 AND 4 ON THE MAP OF DONELSON HEIGHTS, NOT OF RECORD; THENCE SOUTH 87 DEG. WEST, PASSING HUBERT HUFFER'S NORTHWEST CORNER AT 70 FEET, AND ALONG THE NORTH LINE OF THE C.A. SINGLETON LOT, 184 FEET TO A POINT IN THE EAST BOUNDARY OF THE DONELSON HEIGHTS SUBDIVISION, NOT OF RECORD, BEING THE EAST LINE OF THE PROPERTY CONVEYED TO ERNEST KELLY, BY DEED OF RECORD IN BOOK 1235, PAGE 259, SAID REGISTERS OFFICE; THENCE NORTH 3 DEG. WEST ALONG KELLY'S EAST LINE 75 FEET TO A POINT; THENCE SOUTH 87 DEG. EAST 184 FEET TO A POINT IN THE WEST MARGIN OF A 20 FOOT ROADWAY; THENCE WITH THE MARGIN OF THE SAME SOUTHERLY 75 FEET TO THE POINT OF BEGINNING.

INCLUDED IN THIS TRANSFER IS ALL OF GRANTOR'S RIGHT (SAID RIGHT NOT BEING EXCLUSIVE), TITLE AND INTEREST IN AN EASEMENT FOR INGRESS AND EGRESS OF OLD LEBANON ROAD, ALONG SAID 20 FOOT ROADWAY KNOWN AS HELM'S LAND, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHEAST CORNER OF PART OF LOTS NOS. 3 AND 4 CONVEYED TO HUBERT E. HUFFER, BY DEED OF RECORD IN BOOK 1272, PAGE 226, SAID REGISTERS OFFICE; THENCE WITH HUFFER'S EAST LINE NORTH 1-3/4 DEG. WEST PASSING HUFFER'S NORTHEAST CORNER AT 225 FEET, IN ALL A DISTANCE OF 300 FEET, TO THE NORTHEAST CORNER OF THE PROPERTY HEREIN CONVEYED; THENCE NORTH 87 DEG. EAST 20 FEET TO A POINT; THENCE SOUTH 1-3/4 DEG. EAST 300 FEET TO THE POINT IN THE CENTER LINE OF OLD LEBANON ROAD; THENCE SOUTH 87 DEG. WEST 200 FEET TO THE BEGINNING.

PARCEL 2:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PARTS OF LOTS NOS. 3 AND 4 ON THE MAP OF THE SUBDIVISION OF PART OF THE ALEX PERRY LANDS NEAR DONELSON, TENNESSEE, AND DESCRIBED ACCORDING TO A COPY OF SURVEY THEREOF MADE MARCH 9, 1945, BY Z.J.

WILKINSON, SURVEYOR, TOGETHER WITH A 20-FOOT ROADWAY RUNNING SOUTH FROM THE LAND IN QUESTION TO THE OLD LEBANON ROAD, SAID RIGHT OF WAY BEING PART OF LOT NO. 3 OF THE ALEX PERRY LANDS, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST MARGIN OF A 20-FOOT ROADWAY, NOW CALLED HELMS LANE, NORTH 1-3/4 DEG. WEST 300 FEET FROM THE CENTERLINE OF OLD LEBANON PIKE, BEGIN 75 FEET NORTH OF THE NORTHEAST CORNER OF THE PROPERTY CONVEYED TO HUBERT E. HUFFER, BY DEED OF RECORD IN BOOK 1272, PAGE 226, REGISTER'S OFFICE FOR SAID COUNTY; THENCE SOUTH 87 DEG. WEST 184 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF DONELSON HEIGHTS, NOT OF RECORD; THENCE WITH THE EASTERLY LINE OF THE SAME, NORTH 3 DEG. WEST 75 FEET TO A POINT, THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO HERBERT L. HELMS, BY DEED OF RECORD IN BOOK 1320, PAGE 487, REGISTERS OFFICE; THENCE ALONG HELMS' SOUTH LINE, NORTH 86 DEG. 15' EAST, 184 FEET TO THE NORTHWEST TERMINUS OF SAID 20-FOOT ROADWAY; THENCE WITH THE MARGIN OF THE SAID ROADWAY, NOW CALLED HELMS LANE, SOUTH 1-3/4 DEG. EAST 75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER A 20-FOOT ROADWAY IN FRONT AND FROM THE LAND IN QUESTION RUNNING SOUTHERLY TO THE LEBANON PIKE; SAID ROADWAY BEING SET FORTH AND MORE FULLY DESCRIBED IN THE DEED TO E.C. VINSON, OF RECORD IN BOOK 2083, PAGE 319, REGISTER'S OFFICE, WHICH RIGHT OF USER OF SAID ROADWAY IS SPECIFICALLY HEREIN CONVEYED TO THE RIGHTS, HOWEVER, OF OTHER ADJOINING PROPERTY OWNERS.

BEING THE SAME PROPERTY CONVEYED TO HAILWEST PROPERTIES BY SPECIAL WARRANTY DEED OF RECORD IN BOOK 9740, PAGE 889, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2009, and subsequent years, not yet due and payable.

2. Rights of tenants in possession, as tenants only, under unrecorded leases.

3. All matters shown on an ALTA/ACSM land title survey dated January 15, 2009 and revised on February 23, 2009 of Tax Map 84-16, Parcel 176 and Tax Map 95-04, Parcel 22 prepared by Cherry Land Surveying Inc.