SPECIAL WARRANTY DEED

P-FTB-09-0782

STATE OF Tennessee
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,437.12

Affiant

Subscribed and sworn to before me, this 29th DAY OF May, 2009.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Venture Group, LLC	Southern Venture Group, LLC	
782 & 766 Saussy Place (ADDRESS)	759 Saussy Place (ADDRESS)	115090A00500CO &
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	115090A00100CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we FIFTH THIRD BANK, NA, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto SOUTHERN VENTURE GROUP, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of THE WOODS OF WEST MEADE "A PLANNED UNIT DEVELOPMENT", of record as Instrument No. 20031027-0157620, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to CORINTHIAN CUSTOM HOMES, INC., A TENNESSEE CORPORATION by deed from OLD HICKORY REAL ESTATE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP of record in Instrument 200401200007194 on 01/13/2004 and filed for record on 01/20/2004, Register's Office for DAVIDSON County. Being the same property conveyed to FIFTH THIRD BANK, N.A. by deed from THOMAS W. LAWLESS, AS SUBSTITUTE TRUSTEE of record in Instrument 200807310078594 on 07/22/2008 and filed for record on 07/31/2008, Register's Office for DAVIDSON County.

TRACT 2:
Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of THE WOODS OF WEST MEADE "A PLANNED UNIT DEVELOPMENT", of record as Instrument No. 20031027-0157620, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to CORINTHIAN CUSTOM HOMES, INC., A TENNESSEE CORPORATION by deed from OLD HICKORY REAL ESTATE PARTNERS, A TENNESSEE GENERAL PARTNERSHIP of record in Instrument 200502150017131 on 02/11/2005 and filed for record on 02/15/2005, Register's Office for DAVIDSON County. Being the same property conveyed to FIFTH THIRD BANK, N.A. by deed from THOMAS W. LAWLESS, AS SUBSTITUTE TRUSTEE of record in Instrument 200807310078595 on 07/22/2008 and filed for record on 07/31/2008, Register's Office for DAVIDSON County.

BILL GARRETT, Davidson County
Trans:T20090036721 DEEDWARR
Recvd: 06/03/09 11:07 2 pgs
Fees:13.00 Taxes:242.12

20090603-0051149

unimproved (X)
This is improved ( ) property, known as 782 & 766 SAUSSY PLACE, NASHVILLE, Tennessee 37205-3021
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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/our hand(s) this 29th day of May, 2009.

Fifth Third Bank, NA

BY: _____

STATE OF Tennessee
COUNTY OF DAVIDSON

On this the 29th day of May, 2009, before me personally appeared Daryl McCubbin, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Fifth Third Bank, NA, the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of May, 2009.

_____
Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:

Homeland Title, LLC
1896 General George Patton Dr., Ste. 200
Franklin, TN 37067
Phone: (615)599-9959