Name & Address of New Property
& Send Tax Notice to:

Mr. Robert L. Taylor
Mr. Scotty L. Keene
912 Long Creek Rd
Lafayette TN 37083

Map & Parcel: 05300003100

BILL GARRETT, Davidson County
Trans:T20090044594 DEEDWARR
Recvd: 07/02/09 13:23 3 pgs
Fees:18.00 Taxes:1757.50
20090702-0061854

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *FOUR HUNDRED SEVENTY-FIVE THOUSAND and NO/100 DOLLARS ($475,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, **GREENBANK,** (Grantor) have bargained and sold and by these presents do transfer and convey unto **ROBERT L. TAYLOR, JR.** and **SCOTTY L. KEENE,** a one-half (1/2) undivided interest each as tenants in common, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 4 as shown on the Final Plat of Rivermont Shopping Center, Section 5, of record in Book 8250, Page 722, said Register's Office.

BEING the same property vested in GREENBANK, by Trustee's Deed from A.J. Sharenberger, III, Successor Trustee, of record in Instrument No. 20090402-0029641, Register's Office for Davidson County, Tennessee.

This property known as 1432 Robinson Road, Old Hickory, TN 37138.

This conveyance is subject to the following:

1. Subject to all matters as set forth in Plat Book 8250, Page 722 and Plat Book 9700, Page 640, Register's Office for Davidson County, Tennessee.
2. Subject to Restrictions of record in Book 7584, Page 347, Book 8083, Page 496, Book 9470, Page 222 and Book 11005, Page 198, said Register's Office.

3. Easements of record in Book 5545, Page 512, Book 5583, Page 717, Book 7536, Page 514, Book 11256, Page 453 and Instrument No. 200508040091599, said Register's Office.

Possession: Date of Deed
2009 Property Taxes Prorated

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
226 North Main Street, Carthage, Tennessee 37030

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **ROBERT L. TAYLOR, JR.** and **SCOTTY L. KEENE,** their heirs and assigns, forever. Grantor covenants that is lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey it, and same is unencumbered, except as stated above.

GRANTOR covenants and binds itself, to warrant and forever defend the title to the Property to the Grantees, Grantees' heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

WITNESS GRANTOR'S HAND on this the 30 day of June, 2009.

GREENBANK

By: _____

TERRY R. POLMAN,
Title: Regional Collections Manager

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF SMITH

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, **TERRY R. POLMAN**, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Regional Collections Manager, respectively of GREENBANK, the within named bargainor and executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Regional Collections Manager.

WITNESS MY HAND and official seal at Offices, Smith County Tennessee, this the 30 day of June, 2009.

_____
Notary Public

My Commission Expires: 1/17/12

JAMES DAVID BASS
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF SMITH

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $475,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant

Subscribed & sworn to before me this 30 day of June, 2009.

Notary Public

My Commission Expires: 1/17/12
WD-GreenBank-Taylor



This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
226 North Main Street, Carthage, Tennessee 37030