JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED

R-ASB-09-314

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,750.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF June, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Kincaid	American Security Bank & Trust	
314 Chamberlin Street (ADDRESS)	101 Springhouse Court (NAME) (ADDRESS)	092 13 0 285.00
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Hendersonville, TN 37075 (CITY) (STATE) (ZIP)	

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 AMERICAN SECURITY BANK & TRUST, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROBERT KINCAID, 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:

Land in Davidson County, Tennessee being the Southerly 35 feet of Lot No. 18 and the northerly 13 feet of Lot No. 19 of Block No. 26, in the Subdivision of Plummer Place, a Plan of which is of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot Nos. 18 and 19 adjoin and front together 48 feet on the easterly side of Chamberlin Street, formerly Center Street, formerly 28th Avenue North, and runs back easterly between parallel lines 151 feet, more or less to an alley.

Being the same property conveyed to American Security Bank & Trust by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee dated June 2, 2009 and filed June 15, 2009 of record in Instrument No. 20090615-0055490 and Appointment of Substitute Trustee filed April 29, 2009 of record in Instrument No. 20090429-0038735, Register's Office for Davidson County, Tennessee and being the same property conveyed to Christian Properties, Inc., by Warranty Deed from Sher Powers dated April 30, 2008 and filed May 2, 2008 of record in Instrument No. 20080502-0045331, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all existing easements and restrictions as shown of record. All matters set forth in plan of record in Plat Book 161, Page 39, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 314 Chamberlin Street, Nashville, Tennessee 37209
(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.

BILL GARRETT, Davidson County
Trans:T20090045474 DEEDWARR
Recvd: 07/07/09 11:36 2 pgs
Fees:13.00 Taxes:424.58

20090707-0063318

Witness my/our hand(s) this 30th day of June, 2009.

American Security Bank & Trust

BY: C. Richard Bobo Sr. Vice Pres, CCO

C. Richard Bobo, Sr. Vice President, CCO

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2009, before me personally appeared C. Richard Bobo, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Sr. Vice President, AE of American Security Bank & Trust, the within named bargainor, a corporation, and that he/she as such Sr. Vice President, AE executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of June, 2009.

Stacey P. Lyons

Notary Public

My Commission Expires:
May 08, 2012

STACEY P. LYONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903