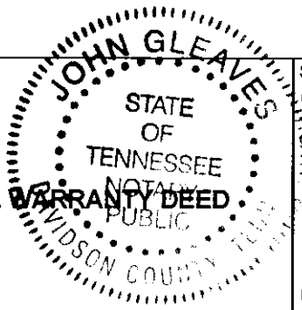


SPECIAL WARRANTY DEED

R-ASB-09-3725

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,750.00

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
John Howard	American Security Bank & Trust	
3725 Elkins Avenue (ADDRESS)	101 Springhouse Court (ADDRESS)	092 13 0X226.00
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 JOHN HOWARD, 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 Lot No. 13 Block 23, as shown on the map entitled Charlotte Park Company's Second Addition to Nashville, of record in Plat Book 57, Pages 160 and 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to American Security Bank and Trust by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee dated June 15, 2009 and filed June 15, 2009 of record in Instrument No. 20090615-0055488, Appointment of Substitute Trustee dated April 21, 2009 of record in Instrument No. 20090429-0038736, Register's Office for Davidson County, Tennessee and being the same property conveyed to Christian Properties, Inc., a Tennessee Corporation by Warranty Deed dated April 30, 2008 and filed May 2, 2008 of record in Instrument No. 20080502-0045329, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 3725 Elkins Avenue, 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:T20090045492 DEEDWARR
Recvd: 07/07/09 11:56 2 pgs
Fees:13.00 Taxes:424.58
20090707-0063332

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

American Security Bank & Trust

BY: _____

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. Mark D. Brooks, 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, 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.

_____

Notary Public

My Commission Expires:

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES:
December 18, 2012

RETURN TO:

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