BILL GARRETT, Davidson County
Trans:T20090055025 DEEDWARR
Recvd: 08/12/09 10:03 2 pgs
Fees:13.00 Taxes:692.27
20090812-0075849

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive; Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #**
Aubrey B. Harwell, Jr., Trustee 150 Fourth Avenue, North Suite 2000 Nashville, TN 37219-2498	New Owner	131-030-W-001.00CO

FOR AND IN CONSIDERATION OF THE SUM OF **One Hundred Eighty-Seven Thousand, One Hundred and NO/100 ($187,100.00)** cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Cadence Bank, N.A.** (GRANTOR), has this day bargained and sold and hereby transfers and conveys to **Aubrey B. Harwell, Jr., Trustee, with full power to sell, transfer and convey without the joinder of any beneficiary** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, TN, being Unit A on the Plan of Oriole Place a Horizontal Property Regime as set forth in the Master Deed and By-Laws recorded as Instrument No. 20070622-0074653, (being the resubdivision of Lot No. 19 on the Plan of Birdhaven as of record in Book 1130, Page 30) Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cadence Bank, N.A. by deed from Patricia R. Young, Successor Trustee of record in Instrument No. 20080605-0057837, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2009, and subsequent years, easements, and restrictions of record.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or has caused this instrument to be executed on this 11th day of August, 2009.

Cadence Bank, N.A.

By: David Hicks, President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared David Hicks, President of Cadence Bank, N.A., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of Cadence Bank, N.A., the within bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by the said David Hicks as President of Cadence Bank, N.A.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 11th day of August, 2009.

Notary Public

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/1/2011

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$187,100.00.**

Affiant

Subscribed and sworn to before me, this 11th day of August, 2009.

Notary Public

My commission expires: 11/1/2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY