BILL GARRETT, Davidson County
Trans:T20090058911 DEEDWARR
Recvd: 08/27/09 15:19 4 pgs
Fees:23.00 Taxes:51.80
20090827-0080781

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Plumbers and Pipefitters Local 572 **225 Ben Allen Road, Ste 102** **Nashville, TN 37207**	**New Owner**	**061-01-0-052.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GreenBank (being one and the same as Green Bank; herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Plumbers and Pipefitters Local 572 (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being a part of Lot No. 2 on the plan of the William Phillips Estates as of record in Plat Book 57, page 21, Register's Office for Davidson County, Tennessee, as more particularly described as follows:
>
> Beginning at a point in the southerly margin of Broadmoor Drive, formerly known as Ewing Lane, said point also being the northwest corner of the Ewing Lane Church of Christ property as of record in Book 5069, page 742, R.O.D.C., TN, and the northwest corner of this described tract; thence along the westerly line of said church property S 8° 32' 00" W, 195.82 feet to an iron pin in the northerly line of the Plumbers & Pipe Fitters Local 572 property and the southeast corner of this described tract; thence westerly along a fence with the Local 572 property 390 feet, more or less, to a fence corner, said fence corner being the southeast corner of the Peggy Ann Jones property as of record in Book 4918, page 217, R.O.D.C.T., and the southwest corner of this described tract; thence along a fence with the Jones property N 11° 06' 04" E, 22 feet, more or less, to a point in

the southerly margin of Broadmoor Drive; thence with the southerly margin of Broadmoor Drive as follows: N 80° 38' 07" E, 23.79 feet to a point; thence N 64° 02' 56" E, 177.95 feet to a point; thence N 74° 52' 07" E, 188.68 feet to a point; thence S 50° 11' 19" E, 37.89 feet to a point; thence 78° 58' 01" E, 11.64 feet to the point of beginning, containing 1.24 acres, more or less.

Being part of the same property conveyed to GreenBank by Substitute Trustee's Deed from Thomas W. Lawless, Substitute Trustee, not individually, of record in Instrument No. 20090630-0060664, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successor and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2009 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 25th day of August, 2009.

GRANTOR:

GREENBANK

By: _____ AVP

Terry R. Polman
Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $14,000.00.

_____
AFFIANT

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

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Candy Venables, a Notary Public for the state and county aforesaid, Terry R. Polman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of GreenBank, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 25 day of August, 2009.

Candy Venables
NOTARY PUBLIC

My Commission Expires: 9-21-12

CANDY VENABLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WITNESS this the 25th day of August, 2009.

GRANTOR:

GREENBANK

By:_____
Terry R. Polman
Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $14,000.00.

Betty Bachel
AFFIANT

Subscribed and sworn to before me, this 25th day of August, 2009.

Kimberley R. Mankin
NOTARY PUBLIC

KIMBERLEY R. MANKIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 9-25-10

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public for the state and county aforesaid, Terry R. Polman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of GreenBank, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this _____ day of August, 2009.

_____
NOTARY PUBLIC

My Commission Expires:_____