(3)

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$209,900.00**

Affiant

Subscribed and sworn to before me, this 16th day of September, 2009.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
**Southland Title & Escrow Co., Inc.**
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

| ADDERSSS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Meredith McGinnis | Regions Bank d/b/a Regions Mortgage | 126-16-O-A |
| (NAME) | (NAME) | (MAP) |
| 7468 Riverland Drive | 2050 Parkway Office Circle RCN 6 | 622.00CO |
| (ADDRESS) | (ADDRESS) | (PARCEL) |
| Nashville, TN 37221 | Birmingham, AL 35244 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **American Security Bank & Trust Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Meredith McGinnis and Stuart W. Thorn, joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, TN, BEING Lot No. 377, on the Plan of Riverwalk, Phase 4C, of record in Instrument No. 20060328-0035052, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being part of the property conveyed to American Security Bank & Trust, by Substitute Trustee's Deed dated June 12, 2008, from Stephen C. Baker, Substitute Trustee, of record in Instrument No. 20080625-0065277, Register's Office for Davidson County, TN.

This property is not now, nor has it ever been used as the primary residence of the Grantors.

This conveyance is made subject to taxes and assessments not yet due and payable; zoning, building restrictions, setback requirements and general utility, sewer, and drainage easements of record; subdivision declarations, reservations, conditions, covenants, assessments, restrictions, rights-of-way, and easements of record; facts that an accurate survey or inspection would disclose, and all other matters of public record.

This is ( ) unimproved (X) improved property, know as: 7468 Riverland Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20090064377 DEEDWARR
Recvd: 09/21/09 13:38 2 pgs
Fees:13.00 Taxes:776.63
20090921-0087802

Witness my/our hand(s) this 16th day of September, 2009.

American Security Bank & Trust Company

By: Richard Bobo Sr. Vice Pres.
Richard Bobo, Sr. Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the state and county mentioned, personally appeared Richard Bobo, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Sr. Vice President of American Security Bank & Trust Company, the within named bargainor, and as such Sr. Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Sr. Vice President of American Security Bank & Trust Company.

Witness my hand, at office, on this 16th day of September, 2009.

Donna J. Vandermeer
Notary Public

My Commission expires: 8-23-11

