BILL GARRETT, Davidson County
Trans:T20090065208 DEEDWARR
Recvd: 09/24/09 10:32 4 pgs
Fees:23.00 Taxes:1058.20
20090924-0088829

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.:
Charles H. Geny **7135 Charlotte Pike, Suite 200** **Nashville, TN 37209**	**New Owner**	128-16-0-B-071.00 CO

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 (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Charles H. Geny (herein referred to as "Grantee"), his heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 71 First Revision Phase Four Summit Oaks, a Planned Unit Development, as shown on plat of record in Instrument 20060417-0043459, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to GreenBank by Trustee's Deed of record in Instrument No. 20090805-0073578, Register's Office for said County.

The street address of the property is believed to be 522 Summit Oaks Court, Nashville, Davidson County, Tennessee, 37221, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

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, his heirs and representatives, 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, his heirs and representatives, 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 16th day of September, 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 $286,000.00.

_____
AFFIANT

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

_____
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, JENNIFER COLLIGAN, 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 16th day of September, 2009.

NOTARY PUBLIC

My Commission Expires:

1/2/11

JENNIFER COLLIGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $286,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 11/7/12

TUCKER HERNDON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 7, 2012

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 16th day of September, 2009.

_____
NOTARY PUBLIC

My Commission Expires:

_____