PICK-UP

BILL GARRETT, Davidson County
Trans:T20090065971 DEEDWARR
Recvd: 09/28/09 15:20 3 pgs
Fees:18.00 Taxes:518.00
20090928-0090009

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.:
James Roberts **Eric Sox** **201 Thompson Lane, Suite 200** **Nashville, TN 37211**	**New Owner**	**061-11-0-286.00**

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 James Roberts and Eric Sox (herein individually and collectively referred to as "Grantee"), their heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Being a lot in the northwest corner of Lot "A" of the Monte Vista Plan of lots, of record in Book 421, page 143, Register's Office for said County, and described as follows:
>
> Beginning at the northwest corner of the lot owned by Mrs. Sarah Woolwine at an iron pin on the south margin of Alpine Avenue which is 40 feet wide, and running from said beginning point along the margin of Alpine Avenue, North 62 ½ degrees West about 85 feet to the beginning of a curve, radius 112 feet; thence along arc of said curve westerly 90 feet, more or less, to the end of curve and thence in a straight line 19 feet, more or less to an iron pin, which is situated 46 ½ feet from the edge of the paved part of Gallatin Road or Highway No. 31; the total frontage on Alpine Avenue being approximately 117 feet; thence along the line parallel to the center line of Gallatin Road approximately South 20 degrees West 234 feet to an iron pin at Hampton's northwest corner; thence with his north line South 62 ½ degrees East 111 ½ feet to an iron pin, Mrs. Sarah Woolwine's

corner; thence North 20 degrees East with her west boundary 268 ½ feet to the point of beginning, and containing approximately ½ acre.

Being part of the same property conveyed to GreenBank by 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.

INCLUDED IN THE ABOVE BUT EXCLUDED IS THAT PORTION DESCRIBED IN THE DEEDS OF RECORD IN BOOK 1367, PAGE 227, BOOK 1468, PAGE 115 AND BOOK 2491, PAGE 69, SAID REGISTER'S OFFICE.

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, their 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, their 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 24th 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 $140,000.00

_____
AFFIANT

Subscribed and sworn to before me, this 24th day of September, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 9-25-10

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 24th day of September, 2009.

_____
NOTARY PUBLIC

My Commission Expires: 1/2/14

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