Davidson County	DEEDWARR
Recvd: 09/29/09 12:34	3 pgs
Fees:18.00 Taxes:244.20	
20090929-0090339	

This instrument was prepared by
Robert J. Notestine, III, Attorney
4515 Harding Pike, Suite 315
Nashville, TN 37205
13502

Space Below For Recording Purposes:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $66,000.00.

Affiant

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me this 25th day of September, 2009.

Notary Public

My Commission Expires:

Address of New Owner:
Robert L. and Carrie Sparrow
5515 Country Drive #36
Nashville, TN 37211

Send Tax Bills to:
SunTrust Mtg.
401 Commerce St.
Nashville, TN.
37219

Map-Parcel:
162050C03600CO

SPECIAL WARRANTY DEED

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 and Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Robert L. Sparrow and Carrie Sparrow, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Townhouse No. 36, HICKORY VALLEY CONDOMINIUMS, as shown on plat of record in Plat Book 4460, Page 27, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to American Security Bank and Trust by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee, recorded on the 15th day of June, 2009 in Instrument No. 20090615-0055489, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to 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 other matters of public record. Current year taxes are to be paid by ✓ Grantor ____ Grantee.

This is improved property known as **5515 Country Drive, #36, Nashville, TN 37211.**

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 Grantees 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.

WITNESS our hands this 25th day of September, 2009.

American Security Bank

By: ATTILIO F. GALLI

Its: CFO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sandra Jackson, of the state and county mentioned, personally appeared Attilio Galli with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the CFO of American Security Bank, Debtor in Possession, the within named bargainor, and as such CFO, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such CFO of American Security Bank.

Witness my hand, at office, this 25th day of September, 2009.

Sandra D. Jackson
Notary Public

My Commission Expires:

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON

MY COMMISSION EXPIRES:
December 18, 2012

I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
MEATHAM COUNTY

My commission expires: 04-15-12

(Seal)