Gall

BILL GARRETT, Davidson County
Trans:T20090069274 DEEDWARR
Recvd: 10/09/09 15:08 3 pgs
Fees:18.00 Taxes:666.00

20091009-0094370

THIS INSTRUMENT PREPARED BY: MARCY SHELTON **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $180,000.00. Affiant Subscribed and sworn to before me, this 9th day of October, 2009. Notary Public My Commission Expires: My Commission Expires NOV 22, 2010 JAN O'BRIEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Southern Holdings, Inc. 1321 2nd Avenue North Nashville, TN 37208	SAME	Unit 75 - 026060A07800CO Unit 76 - 026060A07900CO Unit 77 - 026060A08000CO Unit 78 - 026060A08100CO Unit 79 - 026060A08200CO Unit 80 - 026060A08300CO

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THE BANK OF NASHVILLE**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SOUTHERN HOLDINGS, INC.,** a Tennessee corporation hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 75, 76, 77, 78, 79 and 80 on the Final Plat for The Townhomes at Windsor Green, Phase 1, Section 3, of record as Instrument No. 20040109-0003983, and Instrument No. 20041112-0136380, 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 The Bank of Nashville by Successor Trustee's Deed from Marcy E. Shelton, Successor Trustee, of record at Instrument No. 20090909-0084352, Register's Office for Davidson County, Tennessee.

The street addresses of these properties are:

Unit 75 - 138 Canton Court, Goodlettsville, TN 37075
Unit 76 - 140 Canton Court, Goodlettsville, TN 37075
Unit 77 - 142 Canton Court, Goodlettsville, TN 37075
Unit 78 - 144 Canton Court, Goodlettsville, TN 37075
Unit 79 - 146 Canton Court, Goodlettsville, TN 37075
Unit 80 - 148 Canton Court, Goodlettsville, TN 37075

This conveyance is made subject to:

1. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6117, page 290, Register's Office for Davidson County, Tennessee.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 11164, page 69, Register's Office for said County, as amended in Instrument No. 20011108-0122758, Register's Office for said County.

3. Matters shown on the Plan of record as Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 4377, page 94, Register's Office for Davison County, Tennessee.

5. Canton Court is a private.

6. Rights of others in and to the common elements.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and further covenant and bind itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 9th day of October, 2009.

THE BANK OF NASHVILLE

By: _____ EVP
William Glaus, Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM GLAUS**, 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 **Executive Vice President**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of October, 2009.

Jan O'Brien
Notary Public

My Commission Expires: _____

JAN O'BRIEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010