RETURN TO: File Box 9-B
First Title and Escrow Co.
ftec file # 28984

| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers |
|---|---|---|
| Woodbine Community Organization (WCO), Inc.<br>222 Oriel Avenue<br>Nashville, Tennessee 37210<br>Atten: Catherine L. Dodd | Same | 105-05-0-175.00 |

This instrument prepared by: **Charles S. Sanger**
Bradley Arant Boult Cummings, LLP
1600 Division Street, Suite 700
Nashville, Tennessee 37203

BILL GARRETT, Davidson County
Trans:T20090071979 DEEDWARR
Recvd: 10/22/09 14:10 4 pgs
Fees:23.00 Taxes:3931.25
20091022-0097816

## LIMITED WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **BANK OF TENNESSEE** ("Grantor") has bargained and sold, and hereby transfers and conveys to **WOODBINE COMMUNITY ORGANIZATION (WCO), Inc.** ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise. This conveyance is also expressly subject to the matters listed on Exhibit B.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,062,500.

Affiant

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

Notary Public
My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires
August 23, 2011

2228425 v1
107083-015 10/16/09

This is improved property, known as 1423-1429 12TH Avenue South; Nashville, TN 37203.

Executed this 16th day of October, 2009.

**BANK OF TENNESSEE**

By: Benjamin Mercer
Title: SR. VICE PRESIDENT

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Gerald G. Patterson the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Benjamin Mercer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sr. Vice President of The Bank of Tennessee, the within named bargainor, a Corporation, and that as such Sr. Vice President of the Corporation, he/~~she~~, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself/~~herself~~ as such Sr. Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 16th day of October, 2009.

Notary Public
My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires
August 23, 2011

**EXHIBIT A**
**PROPERTY DESCRIPTION**

Tract I

Land in Davidson County, Tennessee, being the northerly part of Lot No. 16 on the Plan of Welcher's Addition to Nashville, as of record in Book 21, page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 16 fronts 50 feet, more or less, on the westerly side of 12th Avenue, South as widened and runs back between lines 197.7 feet, more or less, on the north lines and 191.23 feet on the south line to the easterly margin of an alley, on which it measures 50 feet thereon.

Tract II

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Welcher's Addition, as of record in Book 21, page 97, Register's Office for Davidson County, Tennessee.

Said Lot No. 17 fronts 101-1/2 feet on the westerly side of 12th Avenue, South formerly Kayne Avenue, and runs back between lines 185 feet on the northerly line and 170 feet on the southerly line to an alley in the rear measuring 100 feet thereon.

Tract III

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Edgehill Estates, Section 49, of record in Plat Book 4470, page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 45.71 feet on the west margin of 12th Avenue, South and extends back 187.18 feet on the south line and 193.77 feet on the north line, to a line on the rear, on which it measures 48 feet.

Being the same property conveyed to Bank of Tennessee by Deed in Lieu of Foreclosure dated 8/12/09 from D & C property Investments, LLC of record in Instrument No. 20090812-0076105, Register's Office for Davidson County, Tennessee.

## EXHIBIT B

1. Taxes for 2010 and subsequent years, a lien, but not yet due and payable.

2. Restrictive covenants contained in an instrument of record in Book 4875, page 308, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions for Edgehill Urban Renewal Project of record in Book 4220, page 723, revised in Book 6236, page 263, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of record as Book 21, page 97, Register's Office for Davidson County, Tennessee. (Tracts I & II).

5. All matters appearing on the Plan of record as Book 4470, page 35, Register's Office for Davidson County, Tennessee. (Tract III).

6. Certificate of Compliance recorded in Book 6924, page 614, Register's Office for Davidson County, Tennessee.