This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

BOX NO. [illegible]
PREPARED BY:
BANKERS TITLE & ESCROW CORP
3310 [illegible]
RETURN TO:

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Ahmed Himeidi	Suntrust Mortgage, Inc.	MAP 150-150-0-B
420 Jenny Ruth Pt.	401 Commerce Street, Ste 6100	PARCEL 030.00
Antioch, TN 37013	Nashville, TN 37219	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Avenue Bank**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Ahmed Himeidi, and wife Maria Himeidi** (the "Grantee"), Grantee's 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 30, as shown on the map entitled Final Plat of Edison Park (formerly Painter) of record in Instrument No. 20060726-0090090, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Grand Developers, LLC by Quitclaim Deed from H & B Builders, LLC, of record in Instrument No. 20080325-003000, dated March 25, 2008.
And further being the same property conveyed to Avenue Bank by Substitute Trustee's Deed by Thomas W. Lawless, as Substitute Trustee, in Instrument No. 20090630-0060665 said Registers Office for Davidson County, dated June 30, 2009.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 420 Jenny Ruth Pt., Antioch, TN 37013.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

BILL GARRETT, Davidson County
Trans:T20090074829 DEEDWARR
Recvd: 11/03/09 11:14 2 pgs
Fees:13.00 Taxes:610.50
20091103-0101412

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 29 day of October, 2009.

Avenue Bank

By: _____

Its: Sr. V. P.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, James P. McCown 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 as the Sr. Vice Pres. of **Avenue Bank**, 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 29 day of October, 2009.

_____
Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: May 5, 2012

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $**165,000.00**.

_____
Affiant

Subscribed and sworn to before me this 29 day of Oct., 2009

_____
Notary Public

My Commission Expires: May 5, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.