Return to: AFFORDABLE CLOSINGS
2708 WESTERN HILLS DR
NASHVILLE TN 37214

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

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Maheer Fares	Regions Bank	MAP 150-14-C
3008 Apple Orchard Trail	2050 Parkway Office Cir	PARCEL 15.00 CO
Nashville, TN 37013	Birmingham, AL 35244	

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 **Maheer Fares** (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 No. 268 on the Final Plat, Section One, Fawn Crossing, (formerly Moss), "Cluster Lot Subdivision" of record in Instrument NO. 20070911010856, corrected in Instrument No. 200709170111418, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Avenue Bank by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee of record in Instrument No. 200906300060659, Registers office for Davidson County, Tennessee, dated June 30, 2009. And being part of the same property conveyed to Grand Developers, LLC by deed from Global Construction, Inc., of record in Instrument No. 200709170111419, Registers office for Davidson County, Tennessee, dated September 3, 2007.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 3008 Apple Orchard Trail, Nashville, 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:T20090085583 DEEDWARRSP
Recvd: 12/21/09 08:45 2 pgs
Fees:13.00 Taxes:517.63
20091221-0115555

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 10 day of December, 2009.

Avenue Bank

By: _____

Its: Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, JAMES P. MCCANN 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 SENIOR VICE PRESIDENT 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 10 day of December, 2009.

_____
Notary Public

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

My Commission Expires: May 8, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $**139,900.00**.

_____
Affiant

Subscribed and sworn to before me this 10th day of December, 2009

_____
Notary Public

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires MAR. 10, 2012