BILL GARRETT, Davidson County
Trans:T20090085798 DEEDWARRSP
Recvd: 12/21/09 14:55 2 pgs
Fees:13.00 Taxes:185.00
20091221-0116111

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

N TO:
)RP.

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL |
|---|---|---|
| Craighead Development, LLC. | Avenue Bank | MAP 150-14-C |
| 3001 Apple Orchard Trail<br>3105 Shady Trail Lane | 111 10 Avenue, Ste 400 | PARCEL 18.00 CO/2.00CO |
| Antioch, TN<br>37013 | Nashville, TN 37203 | |

# 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 **Craighead Development, LLC.** (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. 271 and Lot No. 255 on the Final Plat, Section One, Fawn Crossing, (formerly Moss), "Cluster Lot Subdivision" of record in Instrument No. 200709110108856, 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 part of the same property conveyed to Avenue Bank by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee of record in Instrument NO. 200910290100110, Registers office for Davidson County, Tennessee, dated October 28, 2009. And being the same property conveyed to H & B Builders,LLC by Quitclaim Deed from Grand Developers, LLC of record in Instrument No. 200905180045325, Registers office for Davidson County, Tennessee, and further 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.

This is (X) UNIMPROVED

() IMPROVED property known as 3001 Apple Orchard Trail, and 3105 Shady Tree Lane, 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.

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 10th day of December, 2004.

Avenue Bank

By: _____

Its: Senior Vice President

STATE OF TENNESSSEE
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, 2004.

_____
Notary Public

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

My Commission Expires: May 8, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $**50,000.00**.

_____
Affiant

Subscribed and sworn to before me this 10 day of December, 2004.

_____
Notary Public

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

My Commission Expires: May 8, 2008