BILL GARRETT, Davidson County
Trans:T20090086078 DEEDWARRSP
Recvd: 12/22/09 11:06 3 pgs
Fees:18.00 Taxes:780.70
20091222-0116390

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Christina T. Pitts **1649 Boxwood Drive** **Nashville, TN 37211**	**New Owner**	172-030-A-121.00CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GreenBank (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Christina T. Pitts, unmarried (herein referred to as "Grantee"), her heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being all of Lot 16 on the Final Plat of The Woodlands Subdivision, Phase Four, Section 1-B, of record in Instrument No. 20070705-0080225, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to GreenBank by Trustee's Deed from Sam J. McAllester III, Substitute Trustee, not individually, of record in Instrument No. 200908050073579, as corrected by that certain Scrivener's Affidavit – Trustee's Deed, of record in Instrument No. 20090813-0076378, Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 1649 Boxwood Drive, Nashville, Davidson County, Tennessee, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and representatives, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2009 real estate taxes, which are to be prorated and paid at closing.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and representatives, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 17th day of December, 2009.

GRANTOR:

GREENBANK

By: _____ AVP
Terry R. Polman, Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $211,000.00.

AFFIANT

Subscribed and sworn to before me, this 17th day of December, 2009.

NOTARY PUBLIC

My Commission Expires: 9-25-10

KIMBERLEY R. MANKIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF SUMNER)

Personally appeared before me, JENNIFER COLLIGAN, a Notary Public for the state and county aforesaid, Terry R. Polman, 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 Assistant Vice President of GreenBank, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 17th day of December, 2009.

NOTARY PUBLIC

My Commission Expires:

1/2/11

JENNIFER COLLIGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY