State of Tennessee
County of Davidson

This actual consideration or value – whichever is greater- is **$348,000.00**

Affiant

Subscribed and sworn before me this **30th day of December, 2009**.

Notary Public

My Commission Expires: 3-20-10

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

This Instrument was prepared by:
Service Escrow & Title, Inc.
6001 Jackson Square Blvd. #700
Lavergne, Tennessee 37086

BILL GARRETT, Davidson County
Trans:T20100001099 DEEDWARR
Recvd: 01/06/10 14:16 2 pgs
Fees:13.00 Taxes:1287.60
20100106-0001278

Address of New Owner(s)	Improved Property known as:	Send tax bills to:
Amnon Shreibman, Trustee **P.O. Box 177** **Lavergne, TN 37086**	**536, 538, and 542 Pippin Drive** **Antioch, TN 37013**	**New Owner**

MAP 163-2-B PARCELS 62, 63, and 65

For and in consideration of the sum of Ten Dollars, Cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

AVENUE BANK

Hereinafter called the Grantors(s), have this day bargained and sold, and by these presents do hereby transfer and convey unto

AMNON SHREIBMAN , TRUSTEE

Hereinafter called the Grantee(s) their successors and assigns, a certain parcel of land together with all tenements, hereditaments and appurtenances thereto located in **Davidson** County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 103, 104, and 106 on the Plan of First Amendment, Berkeley Hall, Phase Five-Section One of Hickory Highlands P.U.D. as shown by plat appearing of record in Instrument Number 20050706-0077601, as corrected by surveyors Certificates of Correction of record in Instrument Number 20050725-0086047 and 20050725-0086048, and as amended by Ratification, Dedication and Adoption of Plat of record in Instrument Number 20050923-0114416, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Avenue Bank by Trustee's Deed dated 12/16/2009 of record in Instrument Number 20091216-0114452, Register's Office for Davidson County, Tennessee.

Subject to the following:

Any and all matters including but not limited to notes, easements, building setback lines, restrictions, and/or certifications as contained on the Plat of said Subdivision of record in Instrument Numbers 20050706-0077601; 20050725-0086047; 20050725-0086048; and 20050923-0114416, page n/a, Register's Office for said County.

Deed conveying common area to Berkeley Hall Homeowners Association, Inc. of record in Instrument Number 20090623-0058289, Register's Office for Davidson County, Tennessee.

Charter of Berkley Hall Townhome Homeowners Association of record in Instrument Number 20061127-0146331, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument Number 20061127-0146201 and amended in Instrument Number 20070705-0079992, Register's Office for Davidson County, Tennessee.

Easements of record in Instrument Number 20061127-0146331; Deed Book 10319, page 987; Deed Book 1784, page 300; Book 2105, page 428, Deed Book 1207, page 530; Deed Book 2905, page 439; Deed Book 7031, page 51; Book 7453, page 445, and Book 7453, page 460, Register's Office for Davidson County, Tennessee.

All matters set forth per Master Plat Book 6900, page 562, Register's Office for Davidson County, Tennessee.

Sanitary sewer and/or Storm Drainage Easement of record in Deed Book 7031, page 51; Book 7453, page 445; and Book 7453, page 460, Register's Office for Davidson County, Tennessee.

Deed of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7597, page 679, Register's Office for Davidson County, Tennessee

Storm Water Detention agreement of record in Instrument Number 20040303-0023979, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estates, title and interest thereto belonging to the said Grantee(s), their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Executed this **30th day of December, 2009**

Opal Haub, SVP

Avenue Bank

By: Opal Haub

Senior Vice President

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, Opal Haub with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and has acknowledged that he/she executed the within this instrument on behalf of **Avenue Bank** for the purpose therein contained, and who further acknowledge him/her self to be the Senior Vice President and being authorized by the board of directors and/or principals to execute this document on behalf of **Avenue Bank.**

Witness my hand and official seal this **30th day of December, 2009.**

My Commission Expires: 7/8/13

Sandra C Norton

Notary Public

SANDRA C. NORTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 8, 2013