THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for the transfer is $12,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JANUARY, 2010.

Notary Public
My Commission Expires: 11/7/12

BILL GARRETT, Davidson County
Trans:T20100002453 DEEDWARRSP
Recvd: 01/13/10 11:59 2 pgs
Fees:13.00 Taxes:44.40
20100113-0003182

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FROM:
CHANDLER MCCULLOUGH

TO:
KUDZU REAL ESTATE, INC.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
KUDZU REAL ESTATE, INC. 2020 Fieldstone Pkwy., Suite 900-203 Franklin, TN 37069	New Owner	09203015400

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, CHANDLER MCCULLOUGH, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto KUDZU REAL ESTATE, INC. hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

BEING Lot No. 170 of Block 8 on the Map of Hoffernan Place, of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 170 fronts 50 feet on the northerly side of Albion Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Chandler McCullough by Final Decree Confirming Sale, of record in Instrument 20090420-0035586, said Register's Office.

This conveyance is subject to: (1) 2010 taxes and (2) All matters appearing on the Plan of record in Book 161, page 138, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is ( ) Unimproved or (X) Improved property known as: 2402 Albion Streets; Nashville, TN 37208.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

IN WITNESS WHEREOF, GRANTOR has caused this SPECIAL WARRANTY DEED to be executed on this 12th day of January, 2010.

GRANTOR:

Chandler McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chandler McCullough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of January, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.