This instrument prepared by:
Lawless & Associates, P.C.
Suite 403, The Customs House
701 Broadway
Nashville, TN 37203

BILL GARRETT, Davidson County
Trans:T20100019525 DEEDWARRSP
Recvd: 04/05/10 13:44 3 pgs
Fees:18.00 Taxes:1324.60
20100405-0025143

ADDRESS NEW OWNER:

Ronald H. Bice, Jr., Trustee
for Frederick R. Stephens
104 Sunset Drive
Nashville, TN 37207

MAP AND PARCEL NO.:

Map 060-12 par. 053.00

SEND TAX BILL:

104 Sunset Drive
Nashville, TN 37207

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, American Security Bank and Trust, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey Ronald H. Bice, Jr., Trustee for Frederick R. Stephens, hereinafter called the **Grantee**, its successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT 1:
Land in Davidson County, Tennessee, described as follows:

Being Lots Numbers 7, 8 and 9 of Block "C" on the Map of Highland Park, as of record in Plan Book 974, Page 33, Register's Office of Davidson County, Tennessee, and also a tract of land in the 12th Civil District of Davidson County, Tennessee, described according to an unrecorded survey made by Don Shanklin Engineering June 27, 1973, as follows, to wit:

Beginning at a point in the easterly margin of Dickerson Road, said point being 401/19 feet South along the easterly margin of Dickerson Road from the southerly right of way of Sunset Drive, said point also being the southwest corner of the Bruce A. Graves property, deed of record in Book 1811, Page 529, Register's Office for Davidson County, Tennessee; thence, along the easterly margin of Dickerson Road right of way south 11 degrees 40 minutes West 150 feet to a point; thence South 83 degrees 55 minutes East 330.7 feet to a point; thence North 5 degrees 56 minutes East 44.93 feet to a point; thence South 81 degrees 17 minutes East 203.37 feet to a point; thence North 0 degrees 57 minutes East 387.75 feet to a point; thence North 87 degrees 08 minutes West 202.48 feet to a point; thence North 3 degrees 11 minutes East 150.25 feet to a point in the southerly margin of Sunset Drive, thence along the southerly margin of Sunset Drive North 86 degrees 49 minutes West 75.0 feet to a point, thence South 3 degrees 11 minutes West 150.67 feet to a point; thence South 87 degrees 08 minutes East 8.08 feet to a point; thence South 8 degrees 48 minutes West 263.92 feet to a point; thence North 82 degrees 10 minutes West 203.09 feet to a point of beginning and containing 3.60 acres, more or less.

Included from the above property description but excluded from this conveyance is the following parcel of land conveyed to T & R Investments, a Tennessee General Partnership composed of Timothy W. Ulmer and Randall J. Wherry, by deed from A. G. Sanders and wife, Evelyn B. Sanders of record in Book 7812, Page 338, said Register's Office, more particularly and specifically described as follows, to-wit:

Being a tract of land in the 12th Civil District of Davidson County, Tennessee known as Lot 2 of the Sanders Marie Property Subdivision, and being a portion of that property conveyed to A. G. Sanders et ux in Book 4935, Page 37, Register's Office for Davidson County, Tennessee, more particularly described according to a survey by Tommy E. Walker, R.L.S. TN Lic. #1465 as follows:

Beginning a set concrete monument in the southerly margin of Sunset Drive, said monument being 240 feet more or less East of Dickerson Pike as measured along said southerly margin of Sunset Drive, thence south 08 degrees 39 minutes 41 seconds West, 152.35 feet to a set iron pin; thence South 83 degrees 24 minutes 19 seconds East, 202.55 feet to an existing iron pin, said pin being the most northeasterly corer of herein described property and being the northwest corner of Bryn L. Webb (Deed Book 6544, Page 56, Register's Office for Davidson County, Tennessee) ; thence with the West line of said Webb South 05 degrees 09 minutes 36 seconds West, 289.30 feet to a set iron pin: thence North 77 degrees 58 minutes 28 seconds West, 306.60 feet to a set iron pin; thence North 12 degrees 50 minutes 46 seconds East 261.74 feet to a point: thence North 83 degrees 24 minutes 19 seconds West, 8.08 feet to an existing iron pin; said pin being the southeast corner of Catherine S. Hughes (Deed Book 7073, Page 523, Register's Office for Davidson County, Tennessee) ; thence with said Hughes East line North 08 degrees 39 minutes 41 seconds East, 152.67 feet to a concrete monument on the southerly margin of Sunset Drive; thence with said margin South 83 degrees 09 minutes 37 seconds East, 75.00 feet to the point of beginning containing 2.078 acres, more or less.

TRACT 2:
Land in Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northerly margin of Hart Lane, said pin being the southeast corner of the property conveyed to G. E. Tidwell as recorded in Deed Book 6828, Page 252, Register's Office for Davidson County, Tennessee; thence with the margin of Hart Lane, North 82 degrees 05 minutes West 25.00 feet to an iron pin; thence North 08 degrees 23 minutes East 106.67 feet to an iron pin; thence North 85 degrees 00 minutes West 10.20 feet to an iron pin; thence North 08 degrees 45 minutes East 37.67 feet to an iron pin in Calvin B. Moore southerly line; thence South 83 degrees 15 minutes East 35.04 feet to an iron pin; thence with the common line between Slaton and Tidwell, south 08 degrees 25 minutes West 144.53 feet to the point of beginning and containing 0.092 acres more or less as surveyed by Donald W. Fortner RLS No. 1072, dated July 13, 1994.

Being the same property conveyed to American Security Bank and Trust, by substitute trustee's deed from Thomas W. Lawless, as Substitute Trustee, of record at Instrument No. 20100312-0019168, Register's Office for Davidson County, Tennessee.

This is improved property known as 2915 Dickerson Pike, Nashville, TN 37207.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances and health department regulations that may affect the premises.

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, its/their successors/heirs and/or assigns, forever; and American Security Bank and Trust, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and that same is unencumbered unless otherwise herein set out; and American Security Bank and Trust does further covenant and bind itself, its successor and assigns, to warrant and defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claim by or through the said American Security Bank and Trust.

Whenever used, the singular shall mean the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand on this 30 day of March, 2010.

GRANTOR:

AMERICAN SECURITY BANK
AND TRUST

C. Richard Bobo

C. Richard Bobo,
Senior Vice President and
Chief Credit Officer

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named C. Richard Bobo as Senior Vice President and Chief Credit Officer of American Security Bank and Trust, the bargainor, 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 as Senior Vice President and Chief Credit Officer of American Security Bank and Trust, and being duly authorized by the said Senior Vice President and Chief Credit Officer of American Security Bank and Trust, to sign the name of the corporation for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee, this 30th day of March, 2010.

Sandra D Jackson
Notary Public

My Commission Expires:

SANDRA D. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES: December 18, 2012

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $358,000.00.

AFFIANT

Sworn and subscribed before me
this 30 day of March, 2010.

NOTARY
My commission expires: My Commission Expires: Aug. 22, 2011

RHONDA M. SCHNEIDER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

Return to
PROPERTY TITLE SEVICES LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075
615-264-8727