I, Thomas N. Jones, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Davidson County	DEEDWARRSP
Recvd: 04/09/10 15:08	10 pgs
Fees:53.00 Taxes:555.00	
20100409-0027054	

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Leigh Anne Sailors, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

NOTARY PUBLIC

My Commission Expires: 08/28/2010



This instrument prepared by:
Thomas N. Jones
Attorney at Law
339 Main Street, Suite 100
Franklin, TN 37064
Attn: Leigh Anne Sailors
File #20431.2010

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
M&J Partnership **c/o 1019 Millwood Avenue** **Ashland City, TN 37015**	**Same**	**See Attached**

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 which is hereby acknowledged, **Fifth Third Bank, N.A.**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **M & J Partnership, a Tennessee general partnership**, hereinafter called the Grantee, its successors and assigns, certain tracts of land in Davidson County, Tennessee, described as follows:

Tract 1: 218-A Berry Street:
Map/Parcel #082-07-0-542.00
Land in Davidson County, Tennessee being Lot No. 1-B on the Plan of Zone Lot Division Lots No. 1 and 2 Bryan's Edition to Edgefield Subdivision of record in Plat Book 6200, Page 503, amending Plat Book 6050, Page 207, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to any and all notes and matters on the Plan of record in Plat Book 6200, page 503, amending Plat Book 6050, Page 207, said Register's Office.
3. Subject to any and all building and zoning regulations of city, county and/or state.
4. Subject to any and all easements which may affect the property.

Tract 2: 3304 Brookdale Drive:
Map/Parcel 050-3-0-010.00
Land in Davidson County, Tennessee being Lot No. 77 on the Plan of Section III Willow Creek, of record in Plat Book 5200, Page 631, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to Declaration of Covenants of record in Book 6620, Page 858, said Register's Office.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 5200, Page 631, said Register's Office.
4. Subject to any and all building and zoning regulations of city, county and/or state.
5. Subject to any and all easements which may affect the property.

Tract 3: 3305 Brookdale Drive:
Map/Parcel 050-03-0-007.00
Land in Davidson County, Tennessee being Lot No. 74 on the Plan of Section III Willow Creek, of record in Plat Book 5200, Page 631, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to Declaration of Covenants of record in Book 6620, Page 858, said Register's Office.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 5200, Page 631, said Register's Office.
4. Subject to any and all building and zoning regulations of city, county and/or state.
5. Subject to any and all easements which may affect the property.

Tract 4: 3309 Brookdale Drive:
Map/Parcel 050-03-0-008.00
Land in Davidson County, Tennessee being Lot No. 75 on the Plan of Section III Willow Creek, of record in Plat Book 5200, Page 631, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to Declaration of Covenants of record in Book 6620, Page 858, said Register's Office.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 5200, Page 631, said Register's Office.
4. Subject to any and all building and zoning regulations of city, county and/or state.
5. Subject to any and all easements which may affect the property.

Tract 5: 3313 Brookdale Drive:
Map/Parcel 050-03-0-009.00
Land in Davidson County, Tennessee being Lot No. 76 on the Plan of Section III Willow Creek, of record in Plat Book 5200, Page 631, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to Declaration of Covenants of record in Book 6620, Page 858, said Register's Office.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 5200, Page 631, said Register's Office.
4. Subject to any and all building and zoning regulations of city, county and/or state.
5. Subject to any and all easements which may affect the property.

Tract 6: 1700 Kassia Street
Map/Parcel 071-09-0-088.00
Land in Davidson County, Tennessee, being Lot No. 196-A on the Plan of Zone Lot Division Lot No. 196 Scruggs Subdivision of Brooklyn Heights Subdivision of record in Plat Book 6200, Page 757, amending Plat Book 332, Page 140, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to any and all notes and matters on the Plan of record in Plat Book 6200, Page 757, amending Plat Book 332, Page 140, said Register's Office.
3. Subject to any and all building and zoning regulations of city, county and/or state.
4. Subject to any and all easements which may affect the property.

Tract 7: 1702 Kassia Street
Map/Parcel 071-09-0-133.00
Land in Davidson County, Tennessee, being Lot No. 196-B on the Plan of Zone Lot Division Lot No. 196 Scruggs Subdivision of Brooklyn Heights Subdivision of record in Plat Book 6200, Page 757, amending Plat Book 332, Page 140, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to any and all notes and matters on the Plan of record in Plat Book 6200, Page 757, amending Plat Book 332, Page 140, said Register's Office.
3. Subject to any and all building and zoning regulations of city, county and/or state.
4. Subject to any and all easements which may affect the property.

Tract 8: 1218-B Katie Avenue
Map/Parcel 071-10-0-193.00
Land in Davidson County, Tennessee being Lot No. 93-B on the Plan of Zone Lot Division Lots 93 and 94 J. B. Haynie's Cumberland Heights Plan Lots of record in Plat Book 6200, Page 538, amending Plat Book 37, Page 170, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to any and all notes and matters on the Plan of record in Plat Book 6200, Page 538, amending Plat Book 37, Page 170, said Register's Office.
3. Subject to any and all building and zoning regulations of city, county and/or state.
4. Subject to any and all easements which may affect the property.

Tract 9: 1222-A Katie Avenue
Map/Parcel 071-10-0-106.00
Land in Davidson County, Tennessee being Lot No. 95-A on the Plan of Zone Lot Division Lot 95 J. B. Haynie's Cumberland Heights Plan Lots of record in Plat Book 6200, Page 739, amending Plat Book 37, Page 170, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to any and all notes and matters on the Plan of record in Plat Book 6200, Page 739, amending Plat Book 37, Page 170, said Register's Office.
3. Subject to any and all building and zoning regulations of city, county and/or state.
4. Subject to any and all easements which may affect the property.

Tract 10: 1222-B Katie Avenue
Map/Parcel 071-10-0-202.00
Land in Davidson County, Tennessee being Lot No. 95-B on the Plan of Zone Lot Division Lot 95 J. B. Haynie's Cumberland Heights Plan Lots of record in Plat Book 6200, Page 739, amending Plat Book 37, Page 170, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to any and all notes and matters on the Plan of record in Plat Book 6200, Page 739, amending Plat Book 37, Page 170, said Register's Office.
3. Subject to any and all building and zoning regulations of city, county and/or state.
4. Subject to any and all easements which may affect the property.

Tract 11: 3417 Meadow Court
Map/Parcel 050-02-0-074.00
Land in Davidson County, Tennessee being Lot No. 66 on the Plan of Section III Willow Creek of record in Plat Book 5200, Page 631, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to Declaration of Covenants of record in Book 6620, Page 858, said Register's Office.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 5200, Page 631, said Register's Office.
4. Subject to any and all building and zoning regulations of city, county and/or state.
5. Subject to any and all easements which may affect the property.

Tract 12: 1941 Westchester Drive
Map/Parcel 050-02-0-030.00
Land in Davidson County, Tennessee being Lot No. 101 on the Plan of Section I Willow Creek of record in Plat Book 5200, Page 629, said Register's Office to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to Declaration of Covenants of record in Book 6217, Page 956, said Register's Office.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 5200, Page 629, said Register's Office.
4. Subject to any and all building and zoning regulations of city, county and/or state.
5. Subject to any and all easements which may affect the property.

Tract 13: 3701 Willow Creek Road
Map/Parcel 050-02-0-009.00
Land in Davidson County, Tennessee being Lot No. 9 on the Plan of Section I Willow Creek of record in Plat Book 5200, Page 629, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to Declaration of Covenants of record in Book 6217, Page 956, said Register's Office.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 5200, Page 629, said Register's Office.
4. Subject to any and all building and zoning regulations of city, county and/or state.
5. Subject to any and all easements which may affect the property.

Tract 14: 3708 Willow Creek Road
Map/Parcel 050-02-0-023.00
Land in Davidson County, Tennessee being Lot No. 23 on the Plan of Section I Willow Creek of record in Plat Book 5200, Page 629, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

1. Subject to 2010 taxes which are a lien but are not yet due and payable.
2. Subject to Declaration of Covenants of record in Book 6217, Page 956, said Register's Office.
3. Subject to any and all notes and matters on the Plan of record in Plat Book 5200, Page 629, said Register's Office.
4. Subject to any and all building and zoning regulations of city, county and/or state.
5. Subject to any and all easements which may affect the property.

All of the above described properties are the same property conveyed to Fifth Third Bank, N.A. by Successor Trustee's Deed from Robert C. Goodrich, Jr. of record in Instrument Number 20091009-0094375, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all person claiming by, through or under said Grantor, but not otherwise.

The undersigned does hereby subscribe their names as the authorizing officers of Fifth Third Bank, N.A., the Grantor, to be effective on this 8th day of April, 2010.

FIFTH THIRD BANK, N.A.

By: _____
Name: Clyde Measey
Title: Vice President

STATE OF Florida
COUNTY OF Orange

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Clyde Measey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Fifth Third Bank, N.A., the within named bargainor, and that he as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of Fifth Third Bank, N.A. by himself as such officer.

Witness my hand this 8 day of April, 2010.

_____
NOTARY PUBLIC

My Commission Expires: _____

Notary Public State of Florida
Linda M Phillips
My Commission DD606555
Expires 11/25/2010

The undersigned does hereby subscribe their names as the authorizing officers of Fifth Third Bank, N.A., the Grantor, to be effective on this 8th day of April, 2010.

FIFTH THIRD BANK, N.A.

By: Sadie O. Noble
Name: ~~Lisa Wilcoxson~~ Sadie O. Noble
Title: ~~Assistant Vice President~~ Officer

STATE OF North Carolina
COUNTY OF _____

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared ~~Lisa Wilcoxson~~ Sadie Noble with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Assistant Vice President of Fifth Third Bank, N.A., the within named bargainor, and that she as such Officer executed the foregoing instrument for the purpose therein contained, by signing the name of Fifth Third Bank, N.A. by himself as such Officer.

Witness my hand this 8th day of April, 2010.

Thomas M. Morton
NOTARY PUBLIC

My Commission Expires: 4-14-10

THOMAS M. MORTON JR. NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00

AFFIANT

Sworn to and subscribed before me this 8th day of April, 2010.

NOTARY PUBLIC

My commission expires: 8-28-2010

