RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 29461
(Davidson County File Box 9-B)

BILL GARRETT, Davidson County
Trans:T20100021534 DEEDWARRSP
Recvd: 04/12/10 12:54 2 pgs
Fees:13.00 Taxes:2146.00
20100412-0027479

THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
The Fridrich Building, 1st Floor
2909 Poston Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNER AS FOLLOWS:

Christopher A. Stapleton
308 Page Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:

SAME
AVENUE BANK
111 10TH AVENUE S. #200
NASHVILLE,TN 37203

MAP-PARCEL NO(S).

130-09-0-106.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $580,000.00.

Affiant

Subscribed and sworn to before me this 7th day of April, 2010.

Notary Public

My commission expires:_____

CHRISTINA M. READ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 6th day of April, 2010, by **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, hereinafter Grantor, to **CHRISTOPHER A. STAPLETON AND MORGANE HAYES STAPLETON**, husband and wife, hereinafter Grantees.

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantees all the real property located in Davidson County, Tennessee, more particularly described as:

Land in Davidson County, Tennessee, being Lot No. 23, Block 4 as shown on the Plan of The Highlands of Bellemeade, of record in Plat Book 547, page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to First Tennessee Bank NA by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Trustee, dated November 16, 2009, and of record in Instrument No. 20100407-0026005, Register's Office for Davidson County, Tennessee. First Tennessee Bank National Association being one and the same as First Tennessee Bank NA.

BEING improved property known as 308 Page Road, Nashville, TN 37205.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, and Grantor has a good right to convey the Property; subject to current real property taxes, easements, zoning and other governmental restrictions, claims, rights-of-way and other matters of record.

And Grantor further covenants with Grantees that Grantor, it successors and assigns, will warrant and forever defend the title to the Property to Grantees, their heirs and/or assigns, as against all acts of the Grantor herein and no other.

Grantees hereunder accept title to the Property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this Deed, Grantees represent and warrant that they have conducted their own due diligence with regard to the Property and matters of title related to the Property, and represent and warrant that they have not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Grantees accept title to the property subject to any problems arising in connection with Property and/or the improvements thereon.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: Candice Woodworth, VP
Candice Woodworth
Title: Vice President

STATE OF Washington)
COUNTY OF King)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Candice Woodworth,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President (officer) of First Tennessee Bank National Association, and that she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by herself as Vice President.

Witness my hand and official seal at Bothell (city), Washington (state), this 6th day of April, 2010.

Linda S. Lukenbill
NOTARY PUBLIC

My Commission Expires: 10-12-2013

Notary Public
State of Washington
LINDA S LUKENBILL
My Appointment Expires Oct 12, 2013