This Instrument Prepared By and Return To:	Name and Address of Property Owner:	Property Address:
Stewart G. Austin, Jr. GLANKLER BROWN 6000 Poplar Ave. Suite 100 Memphis, Tennessee 38119	George A. Hall 100 S. Graycroft Madison, TN 37115 **Mail Tax Bills to:** George A. Hall 100 S. Graycroft Madison, TN 37115	100 S. Graycroft Madison, TN 37115 **Map & Tax Parcel ID #:** 04210005100

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into effective the 16th day of April, 2010, by and between **CUMBERLAND TRUST AND INVESTMENT COMPANY, AS SUCCESSOR TRUSTEE UNDER THE WILL OF THE KARL M. FISCHER** (the "Grantor"), and **GEORGE A. HALL, JR.,** a single man (the "Grantee").

W I T N E S S E T H:

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the following described real estate located in the City of Madison, Davidson County, Tennessee (the "Property"):

> Land in Davidson County, Tennessee, being Lot 2 on the Plan of Head's Addition, as of record in Book 1835, Page 100, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Included but Excluded from the above described property Is that portion in which was conveyed to the Metropolitan Government of Nashville and Davidson County by Sovran Bank/Central South, Successor Trustee of Commerce Union Bank as Testamentary Trustee under the Will of Karl M. Fischer, deceased of record In Will Book 69, page 205, Probate Clerk's Office for Davidson County, Tennessee, of record in Book 7454, page 625, Register's Office for Davidson County, Tennessee.

Title to the Property was vested in Cumberland Trust and Investment Company, as Successor Trustee Under the Will of Karl M. Fischer, by Trustee's Deed of record at Instrument No. 200307230103245 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its heirs and assigns in fee simple forever.

BILL GARRETT, Davidson County
Trans:T20100023411 DEEDWARRSP
Recvd: 04/20/10 13:47 3 pgs
Fees:18.00 Taxes:259.00
20100420-0029801

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, except for 2010 Davidson County taxes, not yet due and payable which Grantee agrees to pay, and that the title and quiet possession thereto it will defend against all persons claiming by or under Grantor, but no other.

IN WITNESS WHEREOF, Grantor has executed this instrument this the 15th day of April, 2010.

CUMBERLAND TRUST AND INVESTMENT COMPANY, AS SUCCESSOR TRUSTEE UNDER THE WILL OF THE KARL M. FISCHER

By: Lori L Thoeny
Name: Lori L. Thoeny
Title: Trust Officer

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Sara Gehring a notary public of this county, Lori L. Thoeny, Trust Officer of **Cumberland Trust and Investment Company, as Successor Trustee Under the Will of Karl M. Fischer,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained in its capacity as Trustee.

WITNESS my hand, at office, this 15th day of April, 2010.

SARA GEHRING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sara Gehring
Notary Public

My Commission Expires: My Commission Expires January 9, 2012

ND: 4810-5297-8437, v. 2

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I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 20th day of April, 2010.

NOTARY PUBLIC

My Commission Expires: 11-22-2010

