Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

THIS INSTRUMENT PREPARED BY:

Heritage Title Services
198 East Court St., Ste. 13
Lawrenceburg, KY 40342,

AFTER RECORDING RETURN TO:
HERITAGE TITLE SERVICES
Attn: Post Closing
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

Address New Owner(s)
Ryan J Whitten
1814 Beech Ave.
Nashville, TN 37212,

Send Tax Bills To:
Ryan J Whitten
1814 Beech Ave.
Nashville, TN 37212,

Map & Parcel No:
10510002800

BILL GARRETT, Davidson County
Trans:T20100023749 DEEDWARRSP
Recvd: 04/21/10 14:16 3 pgs
Fees:18.00 Taxes:1483.70
20100421-0030201

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 19 **day of April, 2010**, by and between **Branch Banking and Trust Company** a corporation organized and existing under and by virtue of the laws of the State of **North Carolina** by **Beth Smith** it's **Assistant Vice President,** party of the first part, and **Ryan J Whitten, a single man,** party of the second part,

WITNESSETH: That for and in consideration of **FOUR HUNDRED ONE THOUSAND AND 00/100 DOLLARS ($401,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being the south 50 feet of Lot No. 5 on Waverly Land Company's Plan of Lots called Waverly Place 4, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

This conveyance is subject to any and all setback lines, restrictions, and easements as recordedin Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Branch Banking and Trust Company from Richard May and wife Christine May by Deed in Lieu of Foreclosure dated September 22, 2008 of record in Instrument #20081020-0104956, Davidson County, Tennessee.

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

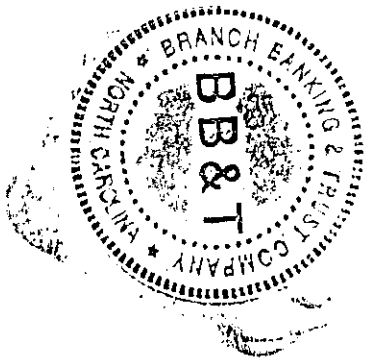
Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Branch Banking and Trust Company

By: Beth Smith

Title: Assistant Vice President



STATE OF North Carolina COUNTY OF Davidson

Before me, a Notary Public in and for said State and County aforesaid, personally appeared Beth Smith of **Branch Banking and Trust Company** the within named bargainor, a corporation, and that he/she as such Assistant Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself/himself as such Assistant Vice President.

WITNESS my hand and Official Seal at office this 19th **day of April, 2010**

My commission expires: 4/2/13

Kimberly J. Vaughn
Notary Public

KIMBERLY T VAUGHN
Notary Public
Davidson County, NC
My Commission Expires April 2, 2013

I, or we, 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, **$401,000.00**, 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 19th **day of April, 2010**

Ashley S. Heath

Property address:
1814 Beech Ave
Nashville, TN 37212

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My commission expires March 18, 2014.