Return To:

HARPETH TITLE, LLC
109 WESTPARK DRIVE, STE 150
BRENTWOOD, TN 37027
1401010

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Derrick Emile Baker	Bank of America	MAP 150-14-C
3012 Apple Orchard Trail	4500 Amon Carter Blvd.	PARCEL 14.00CO
Antioch, TN 37013	Fort Worth, TX 76128	

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 all of which are hereby acknowledged, **Avenue Bank**,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Derrick Emile Baker and wife, Natasha Joy Baker** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 267 on the Final Plat of Section One, Fawn Crossing, (formerly Moss), of record in Instrument NO. 200709110108856, as corrected in Instrument NO. 200709170111418, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Grand Developers, LLC by deed from Global Construction, Inc., of record in Instrument NO. 200709170111419, Registers office for Davidson County, Tennessee, dated September 13, 2007. And being part of the same property conveyed to H & B Builders, LLC by Quitclaim Deed from Grand Developers, LLC of record in Instrument No. 200803250030000, Registers office for Davidson County, Tennessee, dated March 25, 2008. And being part of the same property conveyed to Avenue Bank by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee of record in Instrument No. 200912040111305, Registers office for Davidson County, Tennessee, dated December 2, 2009.

This is ()UNIMPROVED

(X)IMPROVED property known as 3012 Apple Orchard Trail, Antioch, TN 37013.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20100026292 DEEDWARR
Recvd: 05/03/10 10:48 2 pgs
Fees:13.00 Taxes:551.30
20100503-0033485

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 29 day of April, 2010

Avenue Bank

By: _____

Its: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, James P. McCann with whom I am personally acquainted, and who acknowledged that _he executed the within instrument for the purposes therein contained, and who further acknowledged that _he as the Senior Vice President of **Avenue Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29 day of April, 2010.

_____
Notary Public

My Commission Expires: May 8, 2012

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $149,000.00.

_____
Affiant

Subscribed and sworn to before me this 30 day of April, 2010

_____
Notary Public

My Commission Expires:

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013