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

Davidson County DEEDWARR
Recvd: 05/05/10 08:07 3 pgs
Fees:18.00 Taxes:665.63
20100505-0033775

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Mikia S. Howard	FIFTH THIRD MORTGAGE CO.	MAP 150-14-D
4600 Buckpasser Avenue	5001 Kingsley Dr, MD:1MOCBQ	PARCEL 75
Antioch, TN 37013	Cincinnati, OH 45227	

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 **Mikia S. Howard and husband Jeffrey D. Howard** (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. 159 on the Plan of Phase One, Keeneland Downs, RS 10 Cluster Lot Subdivision of record in Instrument No. 20070612-0070162, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to signature Partnership, LLC, a Tennessee limited liability company by warranty deed dated August 1, 2007 from Fischer & Ford Group, LLC a Tennessee limited liability company of record in Instrument No. 20070802-0091939, Registers office for Davidson County, Tennessee and
>
> Being part of the same conveyed to Avenue Bank by Trustee's Deed dated December 12, 2008 from Jack F. Stringham, II, Substitute Trustee of record in Instrument No. 20081217-0120986, Registers office for Davidson County, Tennessee.

This is ()UNIMPROVED

(X)IMPROVED property known as 4600 Buckpasser Avenue, 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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 30 day of April, 2010.

Avenue Bank

By: _____

Its: Sr. V.P.

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 30 day of April, 2010.

_____
Notary Public

R. L. MOORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My Commission Expires: May 8, 2012

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $**179,900.00**.

_____
Affiant

Subscribed and sworn to before me this 3rd day of May, 2010

_____
Notary Public

My Commission Expires:

MAR 10 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer Chandler Cole, 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.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 10 2012.

Notary's Seal (If on paper)

