THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 29523-04-2010** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: ~~$950,000.00~~. Affiant Subscribed and sworn to before me, this 14th day of May, 2010. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

SPECIAL WARRANTY DEED

Address New Owner: Marvin W. Shaw, Jr. 6 Northumberland Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130120A01900CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles J. Kane, Jr., Michael S. Kane, and Suntrust Banks, Inc., d/b/a Suntrust Bank, a Georgia corporation, as Co-Executors of the Estate of Rosemary W. Kane, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Marvin W. Shaw, Jr.** ("Grantee"), its heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6 Northumberland, Nashville, TN, 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple and has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20100029342 DEEDWARRSP
Recvd: 05/17/10 09:41 3 pgs
Fees:18.00 Taxes:3515.00
20100517-0037610

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 14th day of May, 2010.

Charles J. Kane, Jr., Co-Executor

Michael S. Kane, Co-Executor

Suntrust Banks, Inc., d/b/a
SunTrust Bank, a Georgia corporation, Co-Executor

BY: _____
Karen Sadler, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles J. Kane, Jr.* whom I am personally acquainted, and who acknowledged that he executed the within instruments for the purposes therein contained.

*Co-Executor

Witness my hand, at office, this 14th day of May, 2010.

_____
Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael S. Kane* whom I am personally acquainted, and who acknowledged that he executed the within instruments for the purposes therein contained.

*Co-Executor

Witness my hand, at office, this 14th day of May, 2010.

_____
Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, Karen Sadler, with I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice President of Suntrust 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.

*Co-Executor

Witness my hand, at office, this 14th day of May, 2010.

_____
Notary Public

My Commission Expires: _____

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Northumberland as of record in Plat Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Charles J. Kane and wife, Rosemary W. Kane by deed dated 7/23/1997 from Grace Shan-Nan Pen, unmarried, of record in Book 10545, page 591, Register's Office for Davidson County, Tennessee. Charles J. Kane predeceased Rosemary W. Kane, who died on January 3, 2010. Pursuant to the terms of her Will, of record at Docket No. 10P203, Davidson County Probate Court Clerk's Office, the Co-Executors were authorized to sell real estate belonging to the estate, whether or not title to such property was vested in the Co-Executors. Letters Testamentary were issued to Charles J. Kane, Jr., Michael S. Kane and Suntrust Banks, Inc. (Suntrust Banks, Inc., does business as Suntrust Bank).

This conveyance is made subject to:

1. 2010 Taxes which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Northumberland, of record in Book 6377, page 18, re-recorded in Book 6545, page 799, amended in Book 7663, page 468, Book 8919, page 45, Book 8990, page 50, Book 11298, page 935, Instrument No. 20010629-0068967, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
3. Charter of Incorporation of Northumberland Homeowner's Association, Inc. of record in Book 6493, page 884, amended in Book 7545, page 405 and Book 7841, page 73, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6548, page 98, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, pages 128 and 129, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 1130, page 7, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 1181, page 486, Register's Office for Davidson County, Tennessee.
8. Easement for waterline of record in Book 1108, page 379, Register's Office for Davidson County, Tennessee.
9. Easements contained in the Deed of record in Book 6513, page 884, Register's Office for Davidson County, Tennessee.