Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
908A Russell Street Trust 908A Russell Street Nashville, TN 37206	New Owner	082-16-0-A-005.00CO

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1720 West End Avenue, Suite 400
Nashville, Tennessee 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$92,900.00**

Affiant

Subscribed and sworn to before me, this the 19th day of May, 2010.

Notary Public

My Commission Expires:
(Affix Seal)

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 4, 2013

BILL GARRETT, Davidson County
Trans:T20100030757 DEEDWARRSP
Recvd: 05/21/10 12:00 3 pgs
Fees:18.00 Taxes:343.73
20100521-0039347

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 of which is hereby acknowledged, **First State Bank, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **908A Russell Street Trust, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 5, Unit B as shown on the Plan of Edgefield Townhomes, of record in Plat Book 6250, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to First State Bank, by Substitute Trustee's Deed from David G. Mangum, dated February 11, 2010, of record in Instrument No. 20100212-0011262, Register's Office for Davidson County, Tennessee.

This is improved property located at: **908A Russell Street, Nashville, Tennessee 37206**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estates, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **19th** day of **May, 2010.**

First State Bank

By: **James K. Wyatt**
It's: **Assistant Vice President**

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned of the State and County mentioned, personally appeared **James K. Wyatt** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Assistant Vice President** of **First State Bank,** the within named bargainor, a state banking corporation, and that such **James K. Wyatt**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the state banking corporation as **Assistant Vice President.**

Witness my hand and Seal at office on the **19th** day of **May, 2010.**

L M. Lmm

Notary Public

My Commission Expires: _____



EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. All matters shown on the plat of Edgefield Townhomes, as recorded in Plat Book 6250, page 3, but deleting any covenant, conditions or restriction indicating a preference., limitation or Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions recorded in Book 3368, page 23 and amended in Book 4565, page 665, Book 5711, page 420 and Book 6285, page 735, Register's Office for Davidson County, Tennessee.