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
Tara Q. White	Primary Residential Mtg., Inc.	MAP 150-14-D
4752 Backstretch Blvd.	3050 Business Park Circle #400	PARCEL 70
Antioch, TN 37013	Goodlettsville, TN 37072	

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 **Tara Q. White unmarried** (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. 154 on the Plan of Phase One, Keeneland Downs, RS 10 Cluster Lot Subdivision, as record in Instrument No. 200706120070162, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Avenue Bank by Trustee's Deed from Jack F. Stringham, II, Substitute Trustee of record in Instrument No. 200812170120986, Registers office for Davidson County, Tennessee, dated December 12, 2008. And being the same property conveyed to Signature Partnership, LLC, a Tennessee limited liability company by deed from Fischer & Ford Group, LLC a Tennessee limited liability company of record in Instrument NO. 200708020091939, Registers office for Davidson County, Tennessee, dated August 1, 2007.

This is ()UNIMPROVED

(X)IMPROVED property known as 4752 Backstretch Blvd., 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.

BILL GARRETT, Davidson County
Trans:T20100030767 DEEDWARRSP
Recvd: 05/21/10 12:20 2 pgs
Fees:13.00 Taxes:525.40
20100521-0039362

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 11 day of May, 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 11 day of May, 2010.

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

_____
Notary Public

My Commission Expires: May 8, 2012

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $**142,000.00**.

_____
Affiant

Subscribed and sworn to before me this 11 day of May, 2010.

_____
Notary Public

My Commission Expires: May 8, 2012

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