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

PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS.
109 WESTPARK DRIVE, SUITE 330
BRENTWOOD, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Timothy Bledsoe	Pinnacle National Bank	MAP 188-19-A
1117 Princeton Hills Drvie	150 3rd Ave. South, Ste 900	PARCEL 4.00 CO
Nolensville, TN 37135	Nashville, Tn 37201	

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 **Timothy Bledsoe and wife, Melynda Bledsoe** (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. 4 on the Plan of Carothers Crossing, Phase 1, as of record in Instrument No. 20070614-0071367, 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 Avenue Bank, by Trustee's Deed from David M. Anthony, Substitute Trustee of record in Instrument No. 200912210116188, Registers office for Davidson County, Tennessee, dated December 21, 2009. And being the same property conveyed to Southern Homes Builders, LLC by deed from Wood Ridge Development, Inc., of record in Instrument No. 200707120083012, Registers office for Davidson County, Tennessee, dated July 6, 2007.

This is ( )UNIMPROVED

(X) IMPROVED property known as 1117 Princeton Hills Drvie, Nolensville, TN 37135.

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, t[illegible] the Grantor, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20100033725 DEEDWARRSP
Recvd: 06/03/10 13:06 2 pgs
Fees:13.00 Taxes:1166.43
20100603-0043015

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 1 day of June, 2010

Avenue Bank

By: _____

Its: Sr. V.P.

STATE OF TN
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 Sr. 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 1 day of June, 2010.

_____
Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 1-9-12

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $**315,250.00**.

_____
Affiant

Subscribed and sworn to before me this 1st day of June, 2010.

_____
Notary Public

My Commission Expires: 2/26/2011

ROBIN S. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY