The information contained herein was furnished by Grantor. The preparer has not verified its accuracy and makes no warranty as to the correctness of the the property's description. Further, the preparer does not expressly or by implication give any indication as to the status of the title to the property herein conveyed.

This instrument prepared by:
Bettie J. Winton
Grissim & Hodges
323 Union Street
Suite 400
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20100036149 DEEDWARRSP
Recvd: 06/15/10 09:16 5 pgs
Fees:28.00 Taxes:577.20
20100615-0046304

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
GENEVIEVE B. FRICKS RICHARD P. FRICKS 224 Magnolia Avenue St. Simons Island, GA 31522-4322	SAME	Map: 131-01 Group: D Parcel: 43 CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NASHVILLE BANK & TRUST, TRUSTEE UNDER AGREEMENT OF MRS. L. B. FARMER, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto RICHARD P. FRICKS and wife, GENEVIEVE B. FRICKS, as tenants by the entirety (collectively the "Grantees"), their successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever. And Grantor does covenant with the Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantees, their successors and assigns, against the lawful claims of all persons claiming by and through the Grantor, but not further or otherwise.

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

WITNESS Grantor's hand, this 9th day of June, 2010

NASHVILLE BANK & TRUST, TRUSTEE
UNDER AGREEMENT OF MRS. L. B. FARMER

By: Jamie S. Nicholson

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Allison Griffin, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the is the Vice President of NASHVILLE BANK & TRUST COMPANY, a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 9 day of June, 2010.

Allison Griffin

NOTARY PUBLIC

My Commission Expires: 05/02/2011

ALLISON GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer, or value of property (whichever is greater) is $156,000.00.

Genevieve B. Frick
Affiant

Subscribed and sworn before me this 9 day of June, 2010.

Allison Griffin
NOTARY PUBLIC

My Commission Expires: 05/08/2011

ALLISON GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"
Legal Description

Being Unit No. 43 as shown on the Plat of Georgetown Apartments, a condominium of record in Book 5200, Page 4, Register's Office of Davidson County, Tennessee, together with an undivided .449% interest in the common elements of 5025 Hillsboro Homeowners Association, as described in Book 5211, Page 325, et seq., said Register's Office. Said Unit is also known as Apartment 7B.

Being the same property conveyed to Nashville Bank & Trust, Trustee under the Agreement of Mrs. L. B. Farmer by Quitclaim Deed from SunTrust Bank, Trustee under the Agreement of Mrs. L. B. Farmer, of record in Instrument Number 20070831-0104987, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Current taxes for the year 2010, a lien not yet due and payable.

2. All matters shown on the Plan of record in Book 5200, Page 4, Register's Office for Davidson County, Tennessee.

3. Bylaws of The 5025 Hillsboro Homeowner's Association of record in Book 5211, Page 345, as amended in Book 5616, Page 133, and Book 6079, Page 516, said Register's Office.

4. Master Deed of record in Book 5211, Page 325, as amended in Book 5616, Page 133 and in Book 6079, Page 516, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4168, Page 940, said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4308, Page 575, said Register's Office.

7. Easement of record in Book 7873, Page 859, said Register's Office.

8. Rights of others in and to the common elements.

9. Charter of Incorporation of 5025 Hillsboro Homeowners Associate of record in Book 5233, Page 459, said Register's Office.