BILL GARRETT, Davidson County
Trans:T20100040341 DEEDWARRSP
Recvd: 07/01/10 13:48 5 pgs
Fees:28.00 Taxes:2164.50
20100701-0051638

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the **30th day of June 2010,** by and between **Cadence Bank, N.A.**, party of the first part, and **Southern Land Acquisitions, Inc., a Tennessee corporation, Trustee** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the **County of Davidson, State of Tennessee**:

Please See Attached Exhibit "A"

Being the same property conveyed to the party of the first part by Substitute Trustee's Deed of record at Instrument Number 20090824-0079525 in the aforesaid Register's Office.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; it has a good right to sell and convey the same; that the same is unencumbered, EXCEPT

Subdivision Restrictions, Building Lines and Easements of record in Book 1835, Page 42, Book 1835, Page 74, Book 2330, Page 99, Book 2330, Page 139, Book 2854, Page 29, Book 6050, Page 339 and Book 11190, Page 144; Easements of record in Book 4071, Page 132, Book 4110, Page 379, Book 4331, Page 539, Book 4614, Page 628, Book 4766, Page 432, Book 7435, Page 680, Instrument No. 20070108-0002559 and Instrument No. 20070108-0002623 and Book 11147, Page 505, all in the aforesaid Register's Office; 2010 Davidson County real estate taxes, which the party of the second part hereby assumes and agrees to pay;

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

IN WITNESS WHEREOF the undersigned has caused this instrument to be executed by and through its duly authorized officers the day and year first written above.

Cadence Bank, N.A.

SVP

BY: Frazer Gieselmann
ITS: Senior Vice President

****

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public, of the State and County aforesaid personally appeared **Frazer Gieselmann**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Senior Vice President of Cadence Bank, N.A.,** the within named bargainor, a national association, and that he as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the national association by himself as such **Senior Vice President**.

WITNESS my hand and seal at office this the 30th day of June, 2010.

Notary Public

TIMOTHY D. RAINEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. 07-06-2013

My Commission expires:

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(FOR RECORDING DATA ONLY)

Property Address:
Undeveloped Property, Cooper Lane
Davidson County, Tennessee

Property Owner:
Southern Land Acquisitions, Inc., a Tennessee corporation, Trustee

Ward, Block & Parcel Number:
73-5-22.00, 73-5-140.00, 73-5-149.00, 73-9-3.00, 73-9-4.00,73-9-64.00, 73-9-65.00, 72-12-315.00

Mail tax bills to:
4216 Brush Hill Rd.
Nashville, TN 37216

This instrument prepared by:
Hal C. Stanley, P.C.
7515 Corporate Centre Drive
Germantown, TN 38138

Title Insurance Company # _____
Hal C. Stanley, P.C.#: 20100092

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $585,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 30th day of June, 2010.

Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT "A"

Being two parcels of land in Nashville, First Civil District, Eighth Councilmanic District, Davidson County, Tennessee, located on both sides of Cooper Lane, South of Demarius Drive, being property conveyed to Jay C. Evans Trust, et al. By deed of record in Book 7677, Page 182, R.O.D.C., each parcel being more particularly described as follows:

North Parcel:

Beginning at concrete monument in the Southerly right-of-way line of Demarius Drive, said monument being Northeasterly 144.43 feet from a concrete monument at the Easterly terminus of a curve return to the Easterly right-of-way line of Cooper Lane;

Thence, with said Southerly right-of-way line the following calls:

with a curve to the left 143.25 feet to a point, said curve having a central angle of 19°05'58", a radius of 429.73 feet, a tangent of 72.30 feet and a chord of North 35°02'59" East, 142.59 feet;

North 25°30'00" East, 100.00 feet to a point;

with a curve to the right 288.38 feet to a point, said curve having a central angle of 91°17'15", a radius of 181.00 feet, a tangent of 185.11 feet, and a chord of North 71°08'21" East, 258.83 feet;

with a curve to the right 20.56 feet to a point, said curve having a central angle of 08°39'45", a radius of 136.00 feet, a tangent of 10.30 feet, and a chord of South 58°53'09" East, 20.54 feet;

with a curve to the left 86.36 feet to a point, said curve having a central angle of 20°42'11", a radius of 239.00 feet, a tangent of 43.66 feet, and a chord of South 64°54'22" East, 85.89 feet;

with a curve to the left 150.00 feet to a point; said curve having a central angle 14°34'02", a radius of 590.00 feet, a tangent of 75.41 feet and a chord of South 81°53'55" East, 149.60 feet;

South 89°43'00" East, 10.00 feet to a point;

with a curve to the right 74.10 feet to a point in the Westerly right-of-way line of Riverwood Circle, said curve having a central angle 82°55'10", a radius of 51.20 feet, a tangent of 45.23 feet and a chord of South 45°45'21" East, 67.80 feet;

Thence, leaving said right-of-way line with a curve to the left 220.54 feet to a point said curve having a central angle of 11°48'12", a radius of 1070.54 feet, a tangent of 110.66 feet and a chord of South 10°16'35" East, 220.15 feet;

Thence, with said right-of-way line with the Southerly line of Addition No. 3 to Riverwood Heights Subdivision, as of record in Book 2083, Page 06, R.O.D.C., North 75°49'38" East, 163.19 feet to a point;

Thence, continuing with said line South 74°15'00" East, 850.00 feet to a point;

Thence, with the Easterly line of said subdivision North 15°45'00" East, 119.10 feet;

Thence, leaving said line with the Southerly line of Section Four, Riverwood Heights as of record in Book 2330, Page 99, R.O.D.C., South 74°15'00" East, 127.35 feet to a point in the Westerly line of Riverwood Terrace as of record in Book 1835, Page 134, R.O.D.C.;

Thence, with said line and the Westerly line of Gibson Heights, as of record in Book 1835, Page 133, R.O.D.C., South 32°19'48" West, 1347.58 feet to a point;

Thence, leaving said line with the Northerly line of property conveyed to Mark S. Hollingshead, et al. by deed of record in Book 8435, Page 297, R.O.D.C., North 41°12'15" West, 114.81 feet to a point;

Thence, with the Westerly line of said Hollingshead property, South 35°30'46" West, 139.60 feet to a point in the Northerly right-of-way line of Cooper Lane;

Thence, with said right-of-way line the following calls:

North 38°12'11" West, 33.30 feet to a point;

with a curve to the left 190.02 feet to a point; said curve having a central angle of 33°30'00", a radius of 325.00 feet, a tangent of 97.81 feet and a chord of North 54°57'11" West, 187.33 feet;

with a curve to the right 154.20 feet to a point; said curve having a central angle of 32°50'11", a radius of 269.05 feet, a tangent of 79.28 feet, and a chord of North 55°17'05" West, 152.09 feet;

North 38°52'00" West, 344.88 feet to a point;

Thence, leaving said right-of-way line with the Easterly line of Section One, Riverwood Heights, as of record in Book 2854, Page 34, R.O.D.C., North 51°12'02" East, 190.00 feet to a point;

Thence, with the Northerly line of said subdivision the following calls:

North 29°19'00" West, 181.50 feet to a point;

North 65°06'51" West, 135.00 feet to a point;

North 47°52'19" West, 154.90 feet to a point;

with a curve to the left 52.94 feet to a point, said curve having a central angle of 11°39'56", a radius of 260.00 feet, a tangent of 26.56 feet, and a chord of North 36°16'00" East, 52.84 feet;

North 59°28'58" West, 142.40 feet to a point;

North 20°38'33" West, 190.20 feet to a point;

North 71°47'24" West, 22.60 feet to a point;

North 45°06'22" West, 129.21 feet to the Point of Beginning.

Containing 1,420,658 square feet or 32.61 acres, more or less.

South Parcel:

Beginning at a point in the Southerly right-of-way line of Cooper Lane, said point being the Easterly terminus of a curve return to the Easterly right-of-way line of Ravenwood Drive;

Thence, with said Southerly right-of-way line the following calls:

South 38°52'00" East, 1324.09 feet to a point;

with a curve to the left 182.85 feet to a point, said curve having a central angle of 32°50'11", a radius of 319.05 feet, a tangent of 94.01 feet, and a chord South 55°17'05" East, 180.36 feet;

with a curve to the right 160.79 feet to a point, said curve having a central angle of 33°30'00" a radius of 275.00 feet, a tangent of 82.77 feet, and a chord of South 54°57'11" East, 158.51 feet;

South 38°12'11" East, 175.97 feet to a point;

Thence, leaving said right-of-way line with the Westerly line of property conveyed to Metro Government Power Board by deed of record in Book 2202, Page 335, R.O.D.C., South 32°15'04" West, 103.08 feet to a point;

Thence, with the Southerly line of said Power Board property, South 38°22'26" East, 68.67 feet to a point;

Thence, with the Southerly line of the Revised Resubdivision of Part of Lot One, Riverwood Estates as of record in Book 6200, Page 574 R.O.D.C., South 38°15'23" East, 241.57 feet to a point;

Thence, with the Southerly line of Cooper Lane Estates as of record in Book 5200, Page 567, R.O.D.C., South 38°46'40" East, 384.02 feet to a point;

Thence, leaving said line with the Westerly line of Section One, Henderson Gardens as of record in Book 2900, Page 75, R.O.D.C., South 54°55'25" West, 81.24 feet to a point;

Thence, with the Northerly line of said Henderson Gardens and the Northerly line of Section Three, Burchwood Gardens, as of record in Book 2900, Page 116, R.O.D.C., the following calls:

North 87°05'34" West, 20.13 feet to a point;
North 60°29'34" West, 52.40 feet to a point;
North 60°01'27" West, 89.95 feet to a point;
North 59°18'01" West, 59.97 feet to a point;
North 67°43'15" West, 106.34 feet to a point;
North 52°20'45" West, 385.02 feet to a point;
North 51°15'36" West, 283.07 feet to a point;
North 29°33'37" West, 108.72 feet to a point;
North 40°48'10" West, 173.18 feet to a point;

Thence, with the Northerly line of Section Eight, Riverwood Heights as of record in Book 3842, Page 157, R.O.D.C., the following calls:

North 85°40'48" West, 217.82 feet to a point;
South 50°48'12" West, 1051.89 feet to a point;
North 30°23'03" West, 7.90 feet to a point;
South 61°10'18" West, 100.00 feet to a point;
South 28°17'10" East, 15.67 feet to a point;

Thence, with the Northerly line of Section Three Burchwood Gardens as of record in Book 2900, Page 116, R.O.D.C., North 88°06'13" West, 179.76 feet to a point;

Thence, leaving said line with the Easterly line of Dalewood, Section Three, as of record in Book 1835, Page 20, R.O.D.C., the following calls:

North 01°17'03" East, 203.65 feet to a point;
North 54°31'07" East, 155.77 feet to a point;
North 33°00'47" West, 107.00 feet to a point;
North 34°19'13" East, 56.80 feet to a point;
North 62°30'43" East, 532.80 feet to a point;
North 51°10'43" East, 234.80 feet to a point;
North 44°15'13" East, 228.00 feet to a point;
North 45°11'54" East, 136.90 feet to a point;
North 34°09'54" East, 130.30 feet to a point;
North 21°13'48" West, 139.17 feet to a point;
North 38°20'02" West, 701.00 feet to a point in the Southerly right-of-way line of Ravenwood Drive;

Thence with said right-of-way line North 51°39'58" East, 144.52 feet to a point;

Thence, continuing with said right-of-way line with a curve to the right 39.04 feet to the Point of Beginning, said curve having a central angle of 89°28'02", a radius of 25.00 feet, a tangent of 24.77 feet and a chord of South 83°36'01" East, 35.19 feet.

Containing 1,153,773 square feet or 26.49 acres, more or less.