BILL GARRETT, Davidson County
Trans:T20100043472 DEEDWARRSP
Recvd: 07/15/10 14:31 2 pgs
Fees:13.00 Taxes:185.00
20100715-0055627

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $50,000.00

Subscribed and sworn before me this the 13th day of July, 2010.

Affiant

(Affix Seal)

Notary Public

My Commission Expires: 1/6/14

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

2010186

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Amnon Shreibman
P.O. Box 177
Lavergne, Tn 37086

Send tax bills to:
New Owner

Map 164-8-C Parcels 67 and 68

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Avenue Bank

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

Amnon Shreibman and Ruth Shreibman Trustees for the Amnon and Ruth Shreibman Trust

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **Davidson** COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lots 101 and 102 on the plan of Final Plat Section Two, Hamilton Chase, "Cluster Lot Subdivision" of record in Instrument Number 20060807-0096557, Surveyors Certificate of Correction in Instrument Number 20070723-0087046, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Avenue Bank by Substitute Trustee's Deed dated 10/28/09 of record in Instrument Number 20091029-0100109, Register's Office for Davidson County, Tennessee.

Subject to easement to the Tennessee Telephone Company of record in Instrument Number 20060707-0081733, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Instrument Numbers 20060807-0096557 and 20070723-0087046, Register's Office for Davidson County, Tennessee.

Subject to the Road Agreement and Sewer Easement of record in Instrument Number 20040416-0043248, Register's Office for Davidson County, Tennessee.

THIS IS UNIMPROVED PROPERTY KNOWN AS: Lots 101 and 102 Birchway Point N., Antioch, Tn 37013

TO HAVE AND TO HOLD the said said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, right-of-way, encumberances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

NOTE: The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of the grantor's ownership of the subject real estate.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed on the 13th day of July, 2010.

Opal Haub, SVP

Avenue Bank
By: Opal Haub, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County aforesaid, **Opal Haub** , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Vice President of Avenue Bank** and is authorized by the **Avenue Bank**, to execute this instrument of behalf of **Avenue Bank**.

Witness my hand and official seal, this 13th day of July , 2010.

Notary Public

My commission Expires: 1/6/14

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY