BILL GARRETT, Davidson County
Trans:T20100045681 DEEDWARRSP
Recvd: 07/26/10 15:26 3 pgs
Fees:18.00 Taxes:1295.00
20100726-0058576

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Martha K. Presley Danny B. Tran 309 Seven Springs Way, # 401 Brentwood, TN 37027	Same	Map 160-15 Parcel 32

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **PRESLEY INVESTMENTS, LLC**, a Kentucky limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **MARTHA K. PRESLEY and husband DANNY B. TRAN** ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 32, ST. MARTIN SQUARE AT SEVEN SPRINGS, PHASE I Condominiums, on plat of record at Instrument No. 20060222-0020470 as established under Master Deed of record in Instrument No. 20060310-0028319, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Presley Investments, LLC by Quitclaim Deed of record in Instrument No. 20090305-0019497, Register's Office for Davidson County, Tennessee

The source of this description is the prior deed.

This is improved property known as 309 Seven Springs Way, # 401, Brentwood, TN 37027.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, their heirs and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A).

IN WITNESS WHEREOF, Grantor executed this instrument on this 1st day of July, 2010.

PRESLEY INVESTMENTS, LLC, a
Kentucky limited liability company

By: _____
Its: Managing Member

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Rugenia Hines, a Notary Public, Carolyn N. Hamby, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of PRESLEY INVESTMENTS, LLC, a Kentucky limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 1st day of July, 2010.

Rugenia Hines
Notary Public

My Commission Expires: 11-07-2011

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. Nov. 7, 2011
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $350,000.00.

Affiant

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

Rugenia Hines
Notary Public

My Commission Expires: 11-07-2011

RUGENIA HINES
STATE OF TENNESSEE NOTARY PUBLIC
Comm. Exp. Nov. 7, 2011
DAVIDSON COUNTY

EXHIBIT A

[Permitted Exceptions]

1. 2010 Taxes, a lien, which is not yet due and payable.
2. Such state of facts an accurate survey would disclose.
3. Existing highway, roadway, and utility easements.