Address New Owner:	Send Tax Bills to:	Map-Parcel Number
Robert M and Kelly P. Albright 1866 Fish Road Clarksville, TN 37040	Same	058 00 0 051.00 058 00 0 052.00 058 00 0 053.00 058 00 0 006.00 048 00 0 044.00
This instrument prepared by: Bradley Arant Boult Cummings LLP (WLNIII) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

WHEREAS, William Patton, Jr. ("Debtor"/"Grantor"), is the debtor in a certain case pending pursuant to Chapter 11, United States Code, in the United States Bankruptcy Court for the Middle District of Tennessee, Case No. 09-01226 (the "Case"); and

WHEREAS, certain property previously owned by the Debtor has passed to and become an asset of Debtor's bankruptcy estate; and

WHEREAS, among the aforesaid assets is the real property known as Map/Parcel Nos. 05800005100, 05800005200, 05800005300, 05800000600, and 04800004400, Nashville, Davidson County, Tennessee and more particularly described on Exhibit A, which is attached hereto and incorporated herein by reference, (the "Property");

WHEREAS, by order of the U.S. Bankruptcy Court for the Middle District of Tennessee entered January 6, 2010 (the "Order"), the Court approved the sale of the Property at public auction;

NOW THEREFORE, for and in consideration of the sum of One Hundred Twenty-Eight Thousand and 00/100 Dollars ($128,000.00) cash in hand paid, the receipt of which is hereby acknowledged, the Debtor, hereby sells, transfers, and conveys unto **ROBERT M. ALBRIGHT AND KELLY P. ALBRIGHT** (collectively, "Grantee"), their heirs and assigns, to have and to hold

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual consideration or value for this transfer, whichever is greater, is $128,000.00.

Christina M Bartee
Affiant

LYNN V. SUBAUGH STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Subscribed and sworn to before me this 27 day of July, 2010.

Lynn V. Subaugh
Notary Public
My Commission Expires: 11-23-13

2378891 v1
108231-000002

BILL GARRETT, Davidson County
Trans:T20100046154 DEEDWARRSP
Recvd: 07/28/10 10:55 5 pgs
Fees:28.00 Taxes:473.60
20100728-0059114

forever, all right, title, and interest of said bankruptcy estate in and to the Property. This conveyance is made pursuant to the Order and 11 U.S.C. § 363 (b) and (f) and pursuant thereto is free and clear of deeds of trust, and any redemptive rights other than encumbrances, easements, restrictions or building lines superior in right to the interest of the Trustee hereunder.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Davidson County real property taxes for the year 2010 which have been prorated between the parties and assumed by Grantee.

2. All other matters of record in the Register's Office of Davidson County, Tennessee.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

This is unimproved property known as 4668 Eatons Creek Road, Nashville, Davidson County, Tennessee

[Signatures on following page]

Executed this 21st day of June, 2010.

William Patton, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara Kimmins the undersigned, a Notary Public in and for said County and State, the within named William Patton, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 21st day of June, 2010.

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Barbara Kimmins
Notary Public
My Commission Expires: 8/23/2011

EXHIBIT A

BEING FOUR TRACTS OF LAND LYING IN THE 1ST COUNCILMANIC DISTRICT OF NASHVILLE TENNESSEE, THE SAID TRACTS BEING TAX MAP 48, PARCEL 44 AS OF RECORD IN BOOK 2649, PAGE 507, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE, AND TAX MAP 53, PARCEL 51 AS OF RECORD IN BOOK 5109, PAGE 353, R.O.D.C., TN., PARCEL 52 AS OF RECORD IN BOOK 2597, PAGE 627, R.O.D.C., TN., PARCEL 53 AS OF RECORD IN BOOK 2291, PAGE 553, R.O.D.C., TN. THE SAID TRACTS BEING SITUATED ON THE EASTERLY SIDE OF EATONS CREEK ROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A P.K. NAIL NEW IN THE CENTERLINE OF EATONS CREEK ROAD, THE SAID NAIL BEING LOCATED APPROXIMATELY 50 FEET NORTH OF THE INTERSECTION OF THE SAID ROAD AND SULPHUR CREEK ROAD;

THENCE, WITH THE CENTERLINE OF EATONS CREEK ROAD, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, WITH A CURVE TO THE RIGHT, THE SAID CURVE HAVING A DELTA ANGLE OF 13 DEG 59 MIN 43 SEC, A RADIUS OF 727.54 FEET, A CHORD BEARING OF NORTH 04 DEG 31 MIN 51 SEC WEST, A CHORD DISTANCE OF 177.27 FEET, FOR AN ARC LENGTH OF 177.71 FEET TO A P.K. NAIL NEW;
THENCE, NORTH 02 DEG 28 MIN 00 SEC EAST, 94.14 FEET TO A P.K. NAIL NEW;
THENCE, NORTH 05 DEG 04 MIN 06 SEC EAST, 734.18 FEET TO A P.K. NAIL NEW;
THENCE, WITH A CURVE TO THE LEFT, THE SAID CURVE HAVING A DELTA ANGLE OF 13 DEG 56 MIN 42 SEC, A RADIUS OF 1,100.00 FEET, A CHORD BEARING OF NORTH 01 DEG 54 MIN 15 SEC WEST, A CHORD DISTANCE OF 267.07 FEET, FOR AN ARC LENGTH OF 267.73 FEET TO A P.K. NAIL NEW;
THENCE, NORTH 08 DEG 52 MIN 36 SEC WEST, 68.24 FEET TO A P.K. NAIL NEW;
THENCE, WITH A CURVE TO THE LEFT, THE SAID CURVE HAVING A DELTA ANGLE OF 14 DEG 04 MIN 09 SEC, A RADIUS OF 1,068.77 FEET, A CHORD BEARING OF NORTH 15 DEG 54 MIN 40 SEC WEST, A CHORD DISTANCE OF 261.78 FEET, FOR AN ARC LENGTH OF 262.44 FEET TO A P.K. NAIL NEW, THE SAID NAIL BEING THE SOUTHWEST CORNER OF THE EARL C. DOWNEY, JR. AND RUTH ETHEL DOWNEY, TRUSTEE PROPERTY, AS OF RECORD IN BOOK 10199, PAGE 354, R.O.D.C., TN.;

THENCE, WITH THE SOUTHERLY LINE OF THE SAID DOWNEY PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, NORTH 32 DEG 51 MIN 48 SEC EAST, 320.48 FEET TO AN IRON PIN NEW;
THENCE, NORTH 37 DEG 10 MIN 24 SEC EAST, 241.29 FEET TO AN IRON PIN NEW;
THENCE, NORTH 33 DEG 32 MIN 16 SEC EAST, 82.00 FEET TO A IRON PIPE OLD;
THENCE, SOUTH 89 DEG 30 MIN 20 SEC EAST, 188.01 FEET TO AN IRON PIN OLD;
THENCE, NORTH 22 DEG 03 MIN 57 SEC EAST, 134.50 FEET TO AN IRON PIN NEW;
THENCE, NORTH 40 DEG 58 MIN 57 SEC EAST, 219.50 FEET TO AN IRON PIN NEW;
THENCE, NORTH 49 DEG 41 MIN 07 SEC EAST, 212.30 FEET TO AN IRON PIN OLD;
THENCE, NORTH 20 DEG 14 MIN 26 SEC WEST, 148.00 FEET TO AN IRON PIN NEW;
THENCE, NORTH 52 DEG 21 MIN 00 SEC EAST, 273.29 FEET TO A 12" HACKBERRY TREE;
THENCE, NORTH 71 DEG 09 MIN 13 SEC EAST, 47.70 FEET TO A 24" HICKORY TREE;
THENCE, SOUTH 70 DEG 01 MIN 15 SEC EAST, 36.96 FEET TO A 20" OAK TREE;
THENCE, NORTH 59 DEG 55 MIN 10 SEC EAST, 203.20 FEET TO A 40" SYCAMORE TREE,
THENCE, NORTH 62 DEG 15 MIN 10 SEC EAST, 244.63 FEET TO AN IRON PIN NEW;
THENCE, NORTH 56 DEG 37 MIN 39 SEC EAST, 213.21 FEET TO AN IRON PIN NEW;
THENCE, NORTH 51 DEG 23 MIN 00 SEC EAST, 242.83 FEET TO AN IRON PIN NEW;
THENCE, NORTH 43 DEG 49 MIN 36 SEC EAST, 73.75 FEET TO AN IRON PIN NEW;
THENCE, NORTH 14 DEG 17 MIN 31 SEC EAST, 87.44 FEET TO A 18" HICKORY TREE;
THENCE, NORTH 29 DEG 35 MIN 49 SEC EAST, 204.14 FEET TO A 18" OAK TREE;
THENCE, NORTH 55 DEG 36 MIN 00 SEC EAST, 151.64 FEET TO A 24" OAK TREE;
THENCE, NORTH 07 DEG 43 MIN 30 SEC EAST, 90.25 FEET TO A 30" HICKORY TREE, THE SAID TREE BEING IN THE SOUTHERLY LINE OF THE MICHAEL B. BEARDEN, ETUX PROPERTY AS OF RECORD IN BOOK 5797, PAGE 339, R.O.D.C., TN;

THENCE, WITH THE SAID BEARDEN PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, SOUTH 86 DEG 58 MIN 05 SEC EAST; 104.87 FEET TO AN IRON PIN NEW;
THENCE, NORTH 75 DEG 47 MIN 55 SEC EAST, 91.90 FEET TO AN IRON PIN OLD LOCATED AT A 15" HACKBERRY TREE, THE SAID PIN BEING IN THE WESTERLY LINE OF GLORIA LUTTRELL, ETAL PROPERTY, AS OF RECORD IN BOOK 4200, PAGE 983, R.O.D.C., TN.;

THENCE, WITH THE SAID LUTTRELL PROPERTY, THE FOLLOWING BEARINGS AND DISTANCES;
THENCE, SOUTH 06 DEG 02 MIN 19 SEC EAST, 132.64 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 07 DEG 57 MIN 20 SEC EAST, 348.88 FEET TO AN 18" HICKORY TREE;
THENCE, SOUTH 01 DEG 09 MIN 12 SEC EAST, 20.03 FEET TO AN IRON PIN NEW LOCATED AT A 24" OAK TREE;

THENCE, SOUTH 18 DEG 40 MIN 44 SEC WEST, 204.09 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 49 DEG 57 MIN 36 SEC WEST, 185.23 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 43 DEG 51 MIN 29 SEC WEST, 167.94 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 35 DEG 52 MIN 01 SEC WEST, 313.38 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 46 DEG 07 MIN 03 SEC WEST, 100.75 FEET TO AN IRON PIN NEW LOCATED AT A 30" OAK TREE;
THENCE, SOUTH 41 DEG 21 MIN 01 SEC WEST, 165.62 FEET TO AN IRON PIN NEW LOCATED AT A 40" OAK TREE;
THENCE, SOUTH 63 DEG 50 MIN 07 SEC WEST, 110.25 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 70 DEG 52 MIN 59 SEC WEST, 180.17 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 52 DEG 03 MIN 47 SEC WEST, 166.43 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 44 DEG 12 MIN 48 SEC WEST, 81.07 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 36 DEG 22 MIN 11 SEC WEST, 131.85 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 20 DEG 34 MIN 48 SEC WEST, 45.35 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 01 DEG 05 MIN 20 SEC EAST, 72.84 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 11 DEG 11 MIN 01 SEC EAST, 114.45 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 07 DEG 30 MIN 46 SEC EAST, 317.96 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 15 DEG 09 MIN 47 SEC EAST, 58.70 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 19 DEG 58 MIN 49 SEC EAST, 208.20 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 25 DEG 10 MIN 22 SEC EAST, 62.07 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 38 DEG 03 MIN 30 SEC EAST, 156.49 FEET TO AN IRON PIN NEW;
THENCE, SOUTH 47 DEG 04 MIN 43 SEC EAST, 129.05 FEET TO AN IRON PIN OLD, THE SAID PIN BEING IN THE NORTHERLY LINE OF THE JAMES M. AND DEBRA JEAN FLOWERS PROPERTY, AS OF RECORD IN BOOK 11075, PAGE 969, R.O.D.C., TN.;

THENCE, WITH THE SAID FLOWERS PROPERTY, SOUTH 57 DEG 23 MIN 20 SEC WEST, 695.15 FEET TO AN IRON PIN OLD, THE SAID PIN BEING IN THE NORTHERLY LINE OF THE JAMES M. FLOWERS, ETUX PROPERTY, AS OF RECORD IN BOOK 6450, PAGE 731, R.O.D.C., TN.;

THENCE, WITH THE SAID FLOWERS PROPERTY, SOUTH 56 DEG 30 MIN 06 SEC WEST, PASSING THROUGH AN IRON PIN OLD LOCATED ON THE EASTERLY SIDE OF THE SAID EATONS CREEK ROAD AT A DISTANCE OF 1,161.42 FEET, FOR A TOTAL DISTANCE OF 1185.58 FEET TO THE POINT OF BEGINNING. CONTAINING 3,361,514 SQUARE FEET OR 77.170 ACRES, MORE OR LESS.

Being the same property conveyed to William Patton, Jr. by deed of record as Instrument No. 20040510-0053407.