Return to: JTC
22694-3

BOX 14-A

BILL GARRETT, Davidson County
Trans:T20100053468 DEEDWARRSP
Recvd: 08/27/10 10:26 2 pgs
Fees:13.00 Taxes:1480.00
20100827-0067979

This instrument prepared by:
PROCHASKA THOMPSON QUINN
& FERRARO, P.C. (EHB)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Carbine and Associates 621 Bradley Court Franklin, TN 37067	SAME	13015009300

SPECIAL WARRANTY DEED

On this the 24th day of August, 2010, for and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, Regions Bank, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Carbine and Associates, hereinafter called the Grantee, certain tracts or parcels of land in Davidson county, state of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 of Block "C" on the Map of Tyne Meade, Section 3, of record in Book 1424, Pages 12, 14 and 14, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being a part of the same property conveyed by Charles W. Cook, Successor Trustee, to Regions Bank, by Trustee's Deed dated June 21, 2010, of record in Instrument No. 201006220048868, Register's Office of Davidson County, Tennessee.

Property Address: 2708 Tyne Boulevard, Nashville, Tennessee

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successor and assigns forever; and Grantor does covenant with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple; has a good right to convey it; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by and through the Grantor, but not otherwise.

WITNESS the signature of the Grantor, Regions Bank, on this the day and date first above written.

REGIONS BANK

By: Danny Hester
Title: Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Patsy Dahlgren, a Notary Public of the State and County aforesaid, personally appeared Danny Hester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Regions Bank, the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office, in Williamson County, Tennessee, this the 24th day of August, 2010.

Notary Public
My Commission Expires: 1-7-13

PATSY E. DAHLGREN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Lisa L. Aiken
Affiant

Sworn to and Subscribed
before me this the 24th
day of August, 2010.

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public

My commission expires: 10-21-12