Return to: Bridgehouse Title
342 Cool Springs Blvd. Ste. 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:

Joseph J. Jensen
Stites & Harbison, PLLC
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Franklin, Tennessee 37064
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BILL GARRETT, Davidson County
Trans:T20100053724 DEEDWARRSP
Recvd: 08/30/10 08:43 4 pgs
Fees:23.00 Taxes:2220.00
20100830-0068277

Address New Owner:	Send Tax Bills To:	Map-Parcel Number:
Andre Jaeckle 100 Saddle Springs Blvd. Thompsons Station, Tennessee 37179	Same	172-15-0C-001.00-CO; 172-15-0C-002.00-CO; 172-15-0C-003.00-CO; 172-15-0C-004.00-CO; 172-15-0C-005.00-CO; 172-15-0C-006.00-CO; 172-15-0C-007.00-CO; 172-15-0C-008.00-CO; 172-15-0C-009.00-CO; 172-15-0C-010.00-CO; 172-15-0C-011.00-CO; 172-15-0C-012.00-CO; 172-15-0C-013.00-OC; 172-15-0C-014.00-CO; 172-15-0C-015.00-CO; and 172-15-0C-900.00-CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Six Hundred Thousand and No/100 Dollars ($600,000.00), the receipt and sufficiency of which are hereby acknowledged, COMMUNITY SOUTH BANK, a Tennessee state banking corporation ("Grantor"), has bargained and sold, and by these presents transfers and conveys unto Andre Jaeckle ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows (the "Property"):

> Beginning at the Northeast corner of Lot 12 of Mt. Pisgah Heights Subdivision as recorded in Book 5210, Page 302, Register's Office for Davidson County, Tennessee; Said Point Being in the southerly right of way of Mt. Pisgah Road; thence with right of way of said S 85 deg 10' 31" E 231.4 feet to a point; thence continuing with said right of way of Mt. Pisgah Road with a curve to the left, having a radius of 385 feet, a distance of 163.28 feet to the true point of beginning; thence leaving right of way south 19 deg 35' 57" East 8.32 feet to a point, thence north 85 deg 06' 02" East 141.11 feet to a point; thence north 76 deg 16' 48" East 72.66 feet to a point; thence north 75 deg 02' 11" east 319.51 feet to a point; thence north 73 deg 47' 40" East 59.61 feet to a point; thence north 81 deg 42' 45" east 69.51 feet to a point; thence south 02 deg 17' 39" west 415.00

feet to a point; thence north 88 deg 10' 39" west 648.25 feet to a point; thence north 08 deg 00' 13" west 228.88 feet to a point; thence with AA curve to the right (Having a central angle of 82 deg 59' 27") 36.21 feet to a point; thence with a curve to the left (Having a central angle of 04 deg 35' 27") 30.85 feet to the point of beginning, containing 218,070,914 square feet or 5.006 acres.

Being the same property conveyed to Mark Sarmadi and Dean Balding Baxter by deed from Mary H. Rucker, dated September 15, 2004, as of record in Instrument No. 20040917-0112035, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Community South Bank by Successor's Trustee Deed from Paul Allen England, Successor Trustee, dated April 15, 2010, of record in Instrument Number 20100420-0029714, Register's Office for Davidson County, Tennessee.

The Property is real property believed to be commonly known as:

4054 Bryce Road, Nashville, Davidson County, Tennessee;
4050 Bryce Road, Nashville, Davidson County, Tennessee;
2805 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2809 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2813 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2817 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2821 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2825 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2829 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2833 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2832 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2828 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2824 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2820 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee;
2816 Brentwood Knoll Ct., Nashville, Davidson County, Tennessee; and
4048 Bryce Road, Nashville, Davidson County, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth as follows (the "Permitted Exceptions"):

1. The portion of the lien for the 2010 state, county and city taxes to be paid by Grantee, as per the proration by the parties.

2. All matters appearing on the plan of record in Instrument No. 20080522-0052623, Register's Office for Davidson County, Tennessee.

3. Notice of Hold on Building Permits of record in Instrument No. 20100218-0012606, Register's Office for Davidson County, Tennessee.

4. Stormwater Detention Agreement of record in Instrument No. 20051230-0156498, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. Grantor covenants and binds itself, its successors and representatives to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the Permitted Exceptions) but not further or otherwise. This conveyance is expressly made subject to the Permitted Exceptions.

In accepting this deed, Grantee (i) accepts, assumes and agrees to be bound by and agrees to perform all obligations set forth in the documents evidencing the Permitted Exceptions, and (ii) agrees to hold Grantor harmless from all obligations and liability under the documents comprising the Permitted Exceptions that may arise as the result of Grantee's failure to comply with the obligations in clause (i) of this paragraph.

WITNESS my hand this 27th day of August, 2010.

GRANTOR:

COMMUNITY SOUTH BANK,
a Tennessee state banking corporation

By: A. Neil Headden
A. Neil Headden, Regional President

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me, Bryan D. Spicer a Notary Public in the state and county aforesaid, personally appeared A. Neil Headden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Regional President (or other officer authorized to execute the instrument), of COMMUNITY SOUTH BANK, the within named bargainor, a Tennessee state banking corporation, and that he as such Regional President, executed the foregoing instrument for the purpose therein contained, by signing the name of COMMUNITY SOUTH BANK by himself as Regional President.

Witness my hand and seal this 27th day of ~~August~~, 2010.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN
My Commission Expires September 18, 2012

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

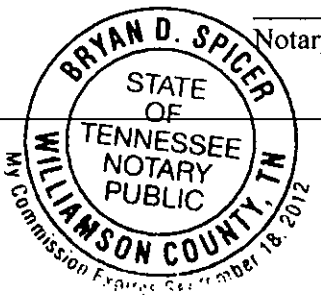
The actual consideration or value, whichever is greater, for this transfer is Six Hundred Thousand and No/100 Dollars ($600,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 27th day of August, 2010.

Notary Public

My Commission Expires:



15709N:101161:864675:2:NASHVILLE