Box 14A

BILL GARRETT, Davidson County
Trans:T20100057748 DEEDWARRSP
Recvd: 09/14/10 12:12 2 pgs
Fees:13.00 Taxes:540.20
20100914-0073054

G#22692-3
Map 150-15-0-B
Parcel 023.00CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $146.000.00.

Affiant

Subscribed and sworn to before me this the 10th day of September, 2010.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Michael D. Kirkwood	Avenue Bank
(Name)	(Name)
124 Painter Drive	111 10th Avenue South, Suite 200
(Street Address)	(Street Address)
Antioch, TN 37013	Nashville, TN 37203
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **First Tennessee Bank, National Association**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Michael D. Kirkwood, married,** hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 23 on the Final Plat of Edison Park (formerly Painter), of record in Instrument No. 20060726-0090090, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed to First Tennessee Bank, National Association by Substitute Trustee's Deed from K. David Waddell, Substitute Trustee, dated October 23, 2009, of record in Instrument No. 20091023-0098174, and corrected in Instrument No. 20091027-0099174, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20060831-0107891, said Register's and easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS is improved property, known as: 124 Painter Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the above described property together with all and singular the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this Deed, accepts the property "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 10th day of September, 2010

FIRST TENNESSEE BANK, NATIONAL ASSOCIATION

BY: _____
Robert L. Goodall, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Goodall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Vice President of First Tennessee Bank, National Association, the within-named bargainor, a banking corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 10th day of September, 2010

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

_____
Notary Public

My Commission Expires: 10-21-12