WARRANTY DEED

R-VRES-10-1202

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF September, 2010.

Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher W. Haddock	Superior Bank	
1202 Riverside Drive	(NAME) 3700 Colonnade Parkway Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35243	83-3-157.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GEORGE H. DONIGIAN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CHRISTOPHER W. HADDOCK AND JOYCE HADDOCK, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOTS 35 AND 36 ON THE MAP OF W.S. ASHWORTH'S SUBDIVISION OF CERTAIN LOTS IN BROWNSVILLE, AS OF RECORD IN BOOK 1611, PAGE 153, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SHOWN ON THE MAP SHOWING SUBDIVISION OF PARTS OF LOTS 37 AND 39 ON SAID ASHWORTH SUBDIVISION, AS OF RECORD IN BOOK 547, PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOTS 35 AND 36 FRONTS 50 FEET ON THE WESTERLY SIDE OF RIVERSIDE DRIVE AND RUNS BACK BETWEEN PARALLEL LINES, 177 FEET MORE OR LESS TO A DEAD LINE IN THE REAR WHICH MEASURES 50 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO GEORGE H. DONIGIAN, A SINGLE PERSON BY WARRANTY DEED FROM DAVID P. CRABTREE AND DIANE M. CRABTREE, HUSBAND AND WIFE, RECORDED ON THE 1ST DAY OF FEBRUARY, 2000 IN INSTRUMENT NO. 200002010010406, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

SAID GEORGE H. DONIGIAN HAVING SINCE MARRIED. THE ABOVE DESCRIBED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF GEORGE H. DONIGIAN.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 161, PAGE 153, BOOK 547, PAGE 131 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1202 Riverside Drive, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

BILL GARRETT, Davidson County
Trans:T20100060102 DEEDWARR
Recvd: 09/23/10 15:41 2 pgs
Fees:13.00 Taxes:629.00

20100923-0075890

Witness my/our hand(s) this 17th day of September, 2010.

George H. Donigian

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George H. Donigian, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of September, 2010.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
~~Rudy Title & Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~
~~Phone: (615)383-2903~~
Partners Title of Tennessee, LLC
5200 Maryland Way Ste. 202
Brentwood, TN 37027
Phone: 615-515-7977