This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Milad Yakoub	U S Bank, National Association	MAP 15-014-0-D
4929 Secretariat Drive	3180 Rider Trail South	PARCEL 028.00
Antioch, TN 37013	Earth City, MO 63045	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Avenue Bank**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Milad Yakoub** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, Being Lot No.112, Phase One, Keeneland Downs Subdivision, of record in Instrument No. 20070612-0070162, Registers office for Davidson County, Tennessee.
>
> Being part of the same property conveyed to Signature Partnership, LLC, a Tennessee limited liability company by warranty deed from Fischer & Ford Group, LLC, a Tennessee limited liability company as of record in Instrument NO. 20070802-0091939, Registers office for Davidson County, Tennessee, dated August 1, 2007.
>
> Being the same property conveyed to Avenue Bank by Trustee's Deed from Jack F. Stringham, II, Substitute Trustee as of record in Instrument No. 20081217-0120986, Registers office for Davidson County, Tennessee, dated December 12, 2008.

This is ()UNIMPROVED

(X)IMPROVED property known as 4929 Secretariat Drive, Antioch, TN 37013.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

BILL GARRETT, Davidson County
Trans:T20100060937 DEEDWARRSP
Recvd: 09/28/10 09:31 2 pgs
Fees:13.00 Taxes:628.63
20100928-0077017

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27 day of Septmb, 2010.

Avenue Bank

By: Edwin A Moats

Its: EVP

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, Edwin A. Moats with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Executive Vice President of **Avenue Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of Septmb, 2010.

Notary Public

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: 1-9-12

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $**169,900.00**.

Affiant

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

Notary Public

My Commission Expires: 1-9-12

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN