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

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Julia A. Cravin	First National Mortgage Serv.	MAP 164-08-0-C
308 Birchclay Point North	2230 Mercury Blvd.	PARCEL 069.00
Antioch, TN 37013	Murfreesboro, Tn 37130	

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 **Julia A. Cravin** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON ~~ANTIOCH~~ County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 100, Section Two, Hamilton Chase Subdivision as of record in Instrument No. 20060807-0096557, as corrected in Instrument No. 20070723-0087046, Registers office for Davidson County, Tennessee.

Being the same property conveyed to Ralph Stevens and James K. Thomas by warranty deed from T. F. Homes, LLC as of record in Instrument No. 20071011-0120803, Registers office for Davidson County, Tennessee, dated October 10, 2007.

Being the same property conveyed to Avenue Bank by Substitute Trustee's Deed from Ralph Stevens and James K. Thomas as of record in Instrument No. 20091029-0100109, Registers office for Davidson County, Tennessee, dated October 28, 2009.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 308 Birchclay Point North, 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:T20100062452 DEEDWARRSP
Recvd: 10/04/10 11:15 2 pgs
Fees:13.00 Taxes:628.63
20101004-0079022

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 30 day of September 2010

Avenue Bank

By: _____

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 30 day of September, 2010.

_____
Notary Public

My Commission Expires: 5/6/13

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF Tennessee
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 30 day of September 2010

_____
Notary Public

My Commission Expires: 5/6/13

KIMBERLY R. DOUGHER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN