835 Fonnic Drive
Nashville, TN 37207

BILL GARRETT, Davidson County
Trans:T20100062919 DEEDWARRSP
Recvd: 10/05/10 11:28 2 pgs
Fees:13.00 Taxes:795.50
20101005-0079563

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of September, 2010 by and between **CRM Central Properties, LLC** party of the first part, and **Melvin D. Townsend & Leslie H. Townsend, husband and wife** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson** Tennessee:

Lot 185, Hidden Springs, Phase One, Section Two, as shown on plat of record at Instrument No. 20050209-0015118, in the Register's Office for **Davidson** County, Tennessee, to which plat reference is hereby made for a more complete legal description.

This being the same property conveyed to Grantor herein by Substitute Trustee's Deed of record at Instrument No. 20091118-0106280, in the Register's Office of **Davidson** County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtnances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines, easements and other matters of record including at Instrument No. 20050209-0015118; Declaration of Covenants, Conditions & Restrictions of record at Instrument No. 200501215-0150527; Restrictive Covenants of record at Instrument No. 20050601-0061804; Stormwater Retention Agreement of record at Instrument No. 20040728-0090336; Easements of record in Book 4507, Page 531 and Book 7885, Page 733, in the Register's Office of **Davidson** County, Tennessee; year 2010 property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

CRM Central Properties, LLC
By: CRM Properties Manager, LLC, as its sole member
By: SunTrust Bank, as its sole member
By: SunTrust Mortgage, Inc., a Virginia Corporation, pursuant to due authority

By: Cheryl L. Bowley
Printed Name: Cheryl L. Bowley
Title: Vice President

STATE OF VIRGINIA
~~COUNTY OF~~ CITY OF RICHMOND

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared Cheryl L. Bowley, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Vice President of **SunTrust Mortgage, Inc., authorized maker for SunTrust Bank**, a corporation, sole member of **CRM Properties Manager, LLC**, which caused this instrument to be executed on behalf of **CRM Central Properties, LLC**, the within named bargainer, an LLC, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **CRM Central Properties, LLC, by signing the name of SunTrust Mortgage, Inc. authorized signer of SunTrust Bank, sole member of CRM Properties Manger, LLC, sole member of CRM Central Properties, LLC.**

WITNESS my hand, at office, this 17th day of September, 2010.

Aubrey S. Desportes Jr.
Notary Public

Commission Expiration: July 31, 2012

AUBREY S. DESPORTES JR.
Notary Public
Commonwealth of Virginia
327765
My Commission Expires Jul 31, 2012

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
2340852

PROPERTY ADDRESS:
835 Fonnic Drive
Antioch, TN 37207

PARCEL ID NUMBER: 033-13A-18.00-CO

PROPERTY OWNER AND ADDRESS & MAIL TAX BILLS TO:
Superior Bank
2301 21st Avenue S., #350
Nashville, TN 37212

State of Tennessee
County of Shelby

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $215,000.00 which amount is equal to or greater than the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this 29th day of September, 2010.

Kristina D. Macre
Notary Public

Commission expiration: 10/20/10

KRISTINA D. MACRE
STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

This deed is prepared with information provided by First American Title Insurance Company
F:\USERS\CHRIS\SunTrust\SWD.CRM Central Properties.835 Fonnic Drive.Davidson.wpd