SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100064754 DEEDWARRSP
Recvd: 10/13/10 10:12 3 pgs
Fees:18.00 Taxes:402.93
20101013-0081935

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $108,~~900.00~~

Affiant

Subscribed and sworn to before me, this the 7th day of October, 2010

Notary Public

My Commission Expires: 4-4-14
(Affix Seal)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Mark A Ellmore, Attorney at Law; 1909 Lebanon Pike; Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	Send Tax Bills To:	Map-Parcel Number
Urban Housing Solutions, Inc. (Name)	same (Name)	
411 Murfreesboro Rd. (Address)	(Address)	71-16-275-02
Nashville, TN 37210 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

First Citizens National Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Urban Housing Solutions, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SITUATE in District Number Fifth (5th) of Davidson County, Tennessee, and more particularly described as follows:

See Exhibit A

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

This is
unimproved ☐
improved ☒

property, known as 710 Douglas Ave. (House Number / Street) Nashville, TN 37207 (P.O. Address / City/Town)

To have and to hold the above described property together with all and singular the rights of appurtenance therot in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successsors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsover lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limited 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, marchantability 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.

Witness my hand this 5th day of October, 2010

First Citizens National Bank by:

STATE OF Tennessee
COUNTY OF Dyer

Before me, the undersigned, a Notary Public of said County and State, personally appeared Ralph Henson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Executive Vice President of First Citizens National Bank the within named bargainer, a corporation, and that he/she as such Executive Vice President executed the forgoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Executive Vice President.

Witness my hand and official seal this 5th day of October, 2010.

Commission Expires:

Crista D. Swanner
State Of Tennessee Notary Public
County of Dyer

Notary Public

My Commission Expires: 04/21/2014

Exhibit A

Tract 1: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Re-Subdivision of Lots 340, 341, 342 and 343 of the Oakwood Park Subdivision, of record in Book 3500, Page 124, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 48.0 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and extends back 114.98 feet on the easterly line and 115.72 feet on the westerly line to a dead line in the rear measuring 45.4 feet thereon.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Re-Subdivision of Lots 340, 341, 342 and 343 of the Oakwood Park Subdivision, of record in Book 3500, Page 124, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 1, which is a corner lot, fronts 28.19 feet on the southerly margin of Douglas Avenue, formerly Mile End Avenue and fronts 89.59 feet on the easterly margin of N. 8th Street, said frontages being joined by a curve having a length of 38.67 feet, and extends back 114.9 feet on the easterly line and 52.6 feet on the southerly line to a point of intersection.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION, BUT EXPRESSLY EXCLUDED FROM THIS SALE is a right of way easement acquired by The Metropolitan Government of Nashville and Davidson County as follows:

Beginning at a point on the North boundary of Parcel 275.02 of map 71-16, said point being the Northeast corner; thence with the east boundary line S 8 degrees 19' 14" W 4.13 feet to a point; thence N 83 degrees 36' 32" W 69.80 feet to a point; thence with a curve to the left having a 88 degrees 36' 45" and a radius of 30.00 feet, 46.40 feet along the curve to a point on the right-of-way of North Eighth Street; thence with the right-of-way North 7 degrees 46' 42" E 9.21 feet to a point; thence with a curve to the right having a central angle of 88 degrees 46' 08" and a radius of 25.00 feet, 38.73 feet along the curve to a point on the right-of-way of Douglas Avenue; thence with said right-of-way S 83 degrees 27' 10" E 74.65 feet to the point of beginning. Containing 477.28 square feet. Being a tract of land conveyed to The Metropolitan Government of Nashville and Davidson County and shown as Parcel 275.02 on Map 71-16 of the Metropolitan Nashville and Davidson County Property Maps.

Being the same property conveyed to First Citizen National Bank, a national banking corporation, its successors and or assigns by Trustee's Deed from Ralph Henson, Trustee dated February 26, 2010 of record as Instrument No. 20100302-0015964, Register's Office of Davidson County, Tennessee. For further reference see also Deed to Cash Flow Properties, LLC by deed from James Edward Underwood, successor in interest to UCU I, LLC of record as instrument No. 20080311-0024357, Register's Office of Davidson County, Tennessee.

Property known as 710 Douglas Ave., Nashville, TN 37207
Map 71-16-275-02