Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Spencer Hill Homes, LLC 201 East Main Stree, Suite 300 Murfreesboro, Tennessee 37130 Attention: John Floyd	See Exhibit C	SAME
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (MBN) 1600 Division Street, Suite 700, Nashville, TN 37203		

BILL GARRETT, Davidson County
Trans:T20100068106 DEEDWARRSP
Recvd: 10/27/10 12:09 5 pgs
Fees:28.00 Taxes:2775.00
20101027-0085968

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FIRST BANK, a Tennessee banking corporation (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to SPENCER HILL HOMES, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, and all buildings, structures, fixtures and other improvements located on said real property, if any (all of the foregoing being collectively referred to as the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters described on Exhibit B, attached hereto and incorporated herein by reference (collectively, the "Permitted Encumbrances"). In the interest of clarification and the avoidance of doubt, Grantor and Grantee each hereby acknowledge and agree that the Property is being conveyed expressly subject to the terms and conditions of that certain Declaration of Covenants, Conditions and Restrictions for Spencer Hill of record in Instrument No. 20070530-0064097, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as Lot Nos. 1-27, 30-36, 38, 39 and 42-58 on the Final Plat, Section Two, Spencer Hill Subdivision, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, its successors and assigns, that the Property is free from all encumbrances made or suffered by Grantor, except the Permitted Encumbrances. Grantor

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, which is greater, for this transfer is $750,000.00.

Affiant

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

BARBARA KIMMINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 8/23/2011

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030375-000297 10/22/10

covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except (i) claims arising under or by virtue of the Permitted Encumbrances, and (ii) Grantor makes no warranty as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 22nd day of October, 2010.

GRANTOR:

FIRST BANK

By: _____
James C. Farrar, Jr., Vice President

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned; Barbara Kimmins, a Notary Public in and for the State and County aforesaid, personally appeared James C. Farrar, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their oaths, acknowledged himself to be the Vice President of First Bank, the within named bargainor, a Tennessee banking corporation, and that as Vice President, being duly authorized so to do, he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 22 day of October, 2010.

Barbara Kimmins
Notary Public

My commission expires: 8/23/2011

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee, being Lots) Nos. 1 thru 58, as shown on the map entitled Final Plat, Section Two, Spencer Hill, of record as Instrument No. 20071115-0134114, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to GJR Development, LLC, by deed of record as Instrument No. 20060306-0025276, and by deed of record as Instrument No. 20060306-0025277, said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM are Lot Nos. 28, 29, 37, 40, 41, being further described in the deed of record as Instrument Nos. 20071205-0141043.

Being the same property conveyed to Seller by Trustee's Deed of record as Instrument No. 20090127-0007164 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2010 and subsequent years.

2. Reservations, exceptions, covenants, conditions, restrictions, agreements, easements, setback lines and other matters of record;

3. Supplemental taxes and assessment levied as a result of the completion of improvements after January 1 of any year;

4. Zoning regulations and other governmental laws, rules, regulations, codes, orders and directives affecting the Property;

5. Streets, rights-of-way and highways encumbering the Property;

6. Unrecorded easements, discrepancies, boundary line disputes, overlaps, shortages in area, encroachments and other matters that would be revealed by an accurate survey or inspection of the Property;

7. Matters shown on the Plan of record in Instrument No. 20071115-0134114 and in Book 3700, Page 59, in the Register's Office of Davidson County, Tennessee;

8. Subordination Agreement of record in Instrument No. 20090122-0005470, said Register's Office;

9. Easements of record in Book 4135, page 444, said Register's Office;

10. Subject to conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4198, page 824, said Register's Office;

11. The stormwater detention agreement of record in Instrument No. 20060821-0102706, said Register's Office; and

12. Restrictions contained in Instrument No. 20070530-0064097, said Register's Office.

EXHIBIT C

MAP-PARCEL NOS.

Lot 1 - 162020A00100CO
Lot 2 - 162020A00200CO
Lot 3 - 162020A00300CO
Lot 4 - 162020A00400CO
Lot 5 - 162020A00500CO
Lot 6 - 162020A00600CO
Lot 7 - 162020A00700CO
Lot 8 - 162020A00800CO
Lot 9 - 162020A00900CO
Lot 10 - 162020A01000CO
Lot 11 - 162020A01100CO
Lot 12 - 162020A01200CO
Lot 13 - 162020A01300CO
Lot 14 - 162020A01400CO
Lot 15 - 162020A01500CO
Lot 16 - 162020A01600CO
Lot 17 - 162020A01700CO
Lot 18 - 162020A01800CO
Lot 19 - 162020A01900CO
Lot 20 - 162020A02000CO
Lot 21 - 162020A02100CO
Lot 22 - 162020A02200CO
Lot 23 - 162020A02300CO
Lot 24 - 162020A02400CO
Lot 25 - 162020A02500CO
Lot 26 - 162020A02600CO
Lot 27 - 162020A02700CO
Lot 30 - 162020A03000CO
Lot 31 - 162020A03100CO
Lot 32 - 162020A03200CO
Lot 33 - 162020A03300CO
Lot 34 - 162020A03400CO
Lot 35 - 162020A03500CO
Lot 36 - 162020A03600CO
Lot 38 - 162020A03800CO
Lot 39 - 162020A03900CO
Lot 42 - 162020A04200CO
Lot 43 - 162020A04300CO
Lot 44 - 162020A04400CO
Lot 45 - 162020A04500CO
Lot 46 - 162020A04600CO
Lot 47 - 162020A04700CO
Lot 48 - 162020A04800CO
Lot 49 - 162020A04900CO
Lot 50 - 162020A05000CO
Lot 51 - 162020A05100CO
Lot 52 - 162020A05200CO
Lot 53 - 162020A05300CO
Lot 54 - 162020A05400CO
Lot 55 - 162020A05500CO
Lot 56 - 162020A05600CO
Lot 57 - 162020A05700CO
Lot 58 - 162020A05800CO