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
Fredrick Roberts	Sumner Bank and Trust	MAP 150-14-D
4921 Secretariat Drive	255 Indian Lake Blvd	PARCEL 26.00 CO
Antioch, TN 37013	Hendersonville, Tn 37075	

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 **Fredrick Roberts** (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. 110 on Phase One, Phase One, Keeneland Downs, RS 10 Cluster Lot Subdivision as of record in Instrument No. 200706120070162, Registers office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Avenue Bank by Trustee's Deed from Jack F. Stringham, II, Substitute Trustee of record in Instrument NO. 200812170120986, Registers office for Davidson County, Tennessee, dated December 12, 2008. And being part of the same property conveyed to Signature Partnership, LLC, a Tennessee limited liability company by deed from Fischer & Ford Group, LLC, a Tennessee limited liability company of record in Instrument No. 200708020091939, Registers office for Davidson County, Tennessee, dated August 1, 2007.

This is ()UNIMPROVED

(X)IMPROVED property known as 4921 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:T20100069438 DEEDWARRSP
Recvd: 11/02/10 11:05 2 pgs
Fees:13.00 Taxes:636.40
20101102-0087694

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 24 day of October, 2010.

Avenue Bank

By: _____

Its: Senior Vice President

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, James P. McCann 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 Sr. V. Pres 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 29 day of October, 2010.

_____
Notary Public

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

My Commission Expires:

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $~~176,000.00~~ 172,000

_____
Affiant

Subscribed and sworn to before me this 24 day of October, 2010

_____
Notary Public

My Commission Expires: 1-9-12

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