This Instrument Prepared By:

David M. Smythe
SMYTHE & HUFF
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
DY Construction, Inc. P.O. Box 1283 Antioch, Tennessee 37013	Same	Map No. 092-05-0 Parcel Nos. E00100Co E00200Co

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $160,000.00.

Mark McCoy
Affiant

Subscribed and sworn to before me, this 17th day of November, 2010.

Rita L. Richardson
Notary Public

RITA L. RICHARDSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

My Commission Expires: 05-08-2012

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, Civic Bank & Trust (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DY Construction, Inc. (hereinafter "Grantee"), its successors and assigns, certain real estate in DAVIDSON County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 20, of Block 32, on the plan of Midway, as of record in Book 421, Page 11, Register's Office for said County.

BILL GARRETT, Davidson County
Trans:T20100073378 DEEDWARRSP
Recvd: 11/19/10 08:08 3 pgs
Fees:18.00 Taxes:592.00
20101119-0092541

Said Lot No. 20 fronts 50 feet on the easterly side of 33rd Avenue, North, formerly Killarney Street and runs back between parallel lines with the northerly margin of Eden Avenue, 150 feet to an alley.

Being the same property conveyed to Civic Bank & Trust by Substitute Trustee's Deed of record in Instrument No. 20101026-0085738, Register's Office for Davidson County, Tennessee.

This is partially improved property with a mailing and street address of 1000 33rd Avenue, North (Units A & B), Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to said Grantee, its successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. 2010 taxes for the Property which Grantee has assumed and has agreed to pay;

2. All matters which would be disclosed by a survey of the property;

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices; and

4. In accepting this Deed, Grantee expressly disclaims and waives the Application of the Residential Property Disclosure Act set out in Tenn. Code Ann. §66-5-101, et seq., and the same shall not apply to this conveyance.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 17th day of November, 2010.

CIVIC BANK & TRUST

By: Mark McCoy

Title: V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rita L. Richardson, a Notary Public for the State of County aforesaid, personally appeared MARK McCoy with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of Civic Bank & Trust, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at office this 17th day of November, 2010.

Rita L. Richardson
Notary Public

My Commission Expires:

05-08-2012

RITA L. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.