BILL GARRETT, Davidson County
Trans:T20100076063 DEEDWARRSP
Recvd: 12/02/10 13:41 3 pgs
Fees:18.00 Taxes:120.25

20101202-0096036

This instrument prepared by:

Closing & Title Services, Inc.
533 Rivergage Parkway
Goodlettsville, TN 37072

Address New Owner: No.	Send Tax Bills To:	Map-Parcel
JBT, INC. 5516 Maplewood Nashville TN 37211	SAME	MAP 119-01 PARCEL 206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $32,500.00

Community Bank & Trust INC
by J. Blye Buell Sr. V.P.
AFFIANT

Subscribed and sworn to before me, this the 5th day of November, 2010.

Jack Campbell
NOTARY PUBLIC

My Commission Expires: 6-18-14

JACK CAMPBELL
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN 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, COMMUNITY BANK & TRUST, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto JBT, INC., hereinafter called the GRANTEE, its respective successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE"

Improved property known as: 218 Rose Street, Nashville, TN 37210

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, their respective, successors and assigns, forever.

GRANTOR further covenant and binds themselves, its respresentatives and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, their representatives and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By acceptance of this deed, grantees acknowledge that they have inspected the property and are satisfied with its condition and they accept the property "as is".

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 5 day of November, 2010.

Community Bank & Trust
COMMUNITY BANK & TRUST

BY: J. Shayne Bell

T. SHAYNE BELL, AS SENIOR VICE-PRESIDENT

STATE OF TENNESSEE:
COUNTY OF Cheatham:

Personally appeared before me, a Notary Public in and for said County and State, the within named T. SHAYNE BELL, AS SENIOR VICE PRESIDENT OF COMMUNITY BANK & TRUST, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the SENIOR VICE PRESIDENT OF COMMUNITY BANK & TRUST and is authorized by same to execute this instrument on its behalf by signing the name of T. SHAYNE BELL, AS SENIOR VICE-PRESIDENT.

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

Jack Campbell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-8-14

JACK CAMPBELL
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

EXHIBIT A

Certain real property situate in Davidson County, Tennessee, and described as follows, to wit:
Being Lot No. 162 and the easterly 10 feet of Lot No. 161 on the Plan of Overhill City and H.W. Fox Subdivision of Block Nos. 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries of record in Book 332, page 21, Register's Office for Davidson County, Tennessee, described as follows:
Said Lot No. 162 and the easterly part of Lot No. 161 front together 60 feet on the northerly margin of Rose Avenue and runs back between parallel lines 150 feet to an alley, Lot 162 running back with the westerly margin of Fox Avenue.

Being a portion of the same property conveyed to COMMUNITY BANK & TRUST by Substitute Trustee's Deed of record in Instrument No. 20091202-0110267, Register's Office for Davidson County, Tennessee.