THIS INSTRUMENT PREPARED BY:

Melinda Sutherland
BridgeTrust Title Group formerly known as Heritage Title
315 West Main Street, Suite 38
Hendersonville, TN 37075
Our File # LB187002835-OS

AFTER RECORDING RETURN TO:
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

BILL GARRETT, Davidson County
Trans:T20100076186 DEEDWARRSP
Recvd: 12/03/10 08:05 2 pgs
Fees:13.00 Taxes:4440.00
20101203-0096193

Address New Owner(s)
J. Christopher Farren
1221 McGrace Lane
Nashville, TN 37220

Send Tax Bills To:
J. Christopher Farren
1221 McGrace Lane
Nashville, TN 37220

Map & Parcel No:
Map 159-06-0-A, Parcel 001.00 CO

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 30th day of November, 2010, by and between **Branch Banking and Trust Company**, a corporation organized and existing under and by virtue of the laws of the State of **North Carolina, by Chad Reuille as it's Assistant Vice President,** party of the first part, and **J. Christopher Farren,** party of the second part,

WITNESSETH: That for and in consideration of **ONE MILLION TWO HUNDRED THOUSAND AND 00/100 DOLLARS ($1,200,000.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the City of Brentwood, County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Richland Woods Subdivision Cluster Lot Development of record as Instrument No. 20051128-0142574, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Branch Banking and Trust Company, by Substitute Trustee's dated February 3, 2009 of record in Instrument #20090204-0009523 and Corrective Substitute Trustee's Deed dated February 19, 2009 of record in Instrument #200902019-0014680, Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Branch Banking and Trust Company

By: Chad Reuille

Title: Assistant Vice President

STATE OF N. Carolina COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared CHAD REUILLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself, upon oath to be the ASSISTANT VICE PRESIDENT of BRANCH BANKING AND TRUST COMPANY, a corporation, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained and expressed, by signing the name of the said corporation as such Assistant Vice President.

WITNESS my hand and Official Seal at office this 30th day of November, 2010

My commission expires: April 2, 2013

Notary Public

KIMBERLY T VAUGHN
Notary Public
Davidson County, NC
My Commission Expires April 2, 2013

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$1,200,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 30th day of November, 2010

Property address:
1400 Richland Woods Lane
Brentwood, TN 37027

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014