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
Robert M. Johnson, Sr.	Wells Fargo Bank, N.A.	MAP 033-13-0A
709 Curtis Court	P. O. Box 5708	PARCEL 030.00
Nashville, TN 37209	Springfield, OH 45501-5708	

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 **Robert M. Johnson, Sr.** (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. 30 on the Final Plat, Hidden Springs, Phase Two, as of record in Instrument No. 20061101-0135726, Registers office for Davidson County, Tennessee.
>
> Being a part of the property conveyed to Avenue Bank, by Trustee's Deed from David M. Anthony, Substitute Trustee of record in Instrument NO. 20091221-0116187, Registers office for Davidson County, Tennessee, dated December 21, 2009.
>
> Being part of the property conveyed to Southern Home Builders, LLC, a Tennessee limited liability company by quitclaim deed from John L. Gill and Connie R. Gill, Co-Trustees of the Connie R. Gill Living Trust, Co-Trustees of record in Instrument No. 20090911-0085166, Registers office for Davidson County, Tennessee, dated September 9, 2009.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 709 Curtis Court, Nashville, TN 37209.

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:T20100077614 DEEDWARRSP
Recvd: 12/09/10 10:57 2 pgs
Fees:13.00 Taxes:795.50
20101209-0098073

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 7 day of December, 2010.

Avenue Bank

By: _____

Its: Sr. V.P.

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, James P. McCaw 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. Vice President 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 7 day of December 2010.

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

_____
Notary Public

My Commission Expires: 1-9-12

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $**215,000.00**.

Robert M Johnson Jr
Affiant

Subscribed and sworn to before me this 7 day of December, 2010.

_____
Notary Public

My Commission Expires: 1-9-12

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