BILL GARRETT, Davidson County
Trans:T20100078499 DEEDWARRSP
Recvd: 12/14/10 09:06 4 pgs
Fees:23.00 Taxes:166.50
20101214-0099277

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: TNA-1008000670
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: HR Delaney Ministries	SEND TAX BILL TO: HR Delaney Ministries	MAP/PARCEL NUMBERS: 081 12 0 009.00
(Name) 4 Delford Court	(Name) 4 Delford Court	
(Address) Savannah, GA 31404	(Address) Savannah, GA 31404	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, SunTrust Bank, a Georgia banking corporation, Grantor, has this day bargained and sold, and does hereby transfer and convey unto HR Delaney Ministries, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1715 10th Avenue North, Nashville, TN, 37208, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

Witness our hand as of the 3rd day of November 2010 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

SunTrust Bank

By: Adam Oates

Name: Adam Oates

Its: First Vice President

State of Georgia
County of Fulton

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Adam Oates, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the First Vice President (Title of person signing) of SunTrust Bank (Name of Company), a Georgia banking corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said SunTrust Bank for the purposes therein contained.

Witness my hand and official seal, at office in Fulton County, this 3rd Day of November 2010

Wendy E. Gilbert
Notary Public
My Commission Expires: June 20, 2014

State of Tennessee
County of Williamson

WENDY E GILBERT
Notary Public
Clayton County
State of Georgia
My Commission Expires Jun 20, 2014

The actual consideration or value, whichever is greater, for this transfer is $ 45,000

Rhonda Layton
Affiant

Subscribed and sworn to before me this 11-16-10

Notary Public

My Commission Expires: 2-18-13

KAYLA L. HARRINGTON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

RE: 1715 10th Avenue North, Nashville, TN 37208

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 290 of the Town of McGavock as per plat of record in Book 161, page 97, Register's Office for said County, being further described as follows, to-wit:

Beginning at a point in the West margin of 10th Avenue North formerly Polk Street and said point being 230 feet southerly from Buchanan Street and said alley and westerly 150 feet to the east line of an alley; thence with said east of said alley, and southerly 63 feet to a point; thence easterly and parallel with first named alley, 150 feet to the west margin of said 10th Avenue North, formerly Polk Street; thence with the same and northerly 63 feet to the point of beginning.

Being the same real estate conveyed to SunTrust Bank 4-27-2010 in Inst. #20100427-0031977, Register's Office of Davidson County, Tennessee.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further or otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record and all applicable laws (including building ordinances, zoning and land use regulations) in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1715 10th Avenue North, Nashville, TN 37208