BILL GARRETT, Davidson County
Trans:T20100079854 DEEDWARRSP
Recvd: 12/20/10 12:42 2 pgs
Fees:13.00 Taxes:4543.60
20101220-0101004

STATE OF Tennessee }
COUNTY OF Cheatham }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,228,000.00.

Martha Brooke Perry
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 17th DAY OF December 2010.

Lou Ann Steele
NOTARY PUBLIC

My Commission expires: 3-17-2012

LOU ANN STEELE NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

THIS INSTRUMENT PREPARED BY:
Martha Brooke Perry, Atty, Law Offices of Balthrop, Perry & Noe, 102 Frey Street, Ashland City, TN 37015

NAME	ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
U.S. Community Credit Union	Same	095-04-0-023 and 163-00-0-225
c/o Gino Marchetti, Jr. (NAME)	(NAME)	
Taylor, Pigue, Marchetti, & Mink, PLLC (ADDRESS)	(ADDRESS)	
2908 Poston Ave. Nashville, TN 37203-1312 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

R.B. Branch Properties, Inc., a Tennessee Corporation,

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

US Community Credit Union, a Tennessee Mutual Benefit Corporation,

(herein called "Grantees"), the real property situated in , Tennessee, described as follows:

Tract I:
A tract or parcel of land in the Third, formerly Second, Civil District of Davidson County, Tennessee, and being parts of Lots 3 and 4 on the Plan of Donelson Heights Subdivision, unregistered, and more particularly described as follows:

Beginning at a point in the center of Old Lebanon Pike, the southeastern corner of the subject property, south 89° 40' 37" W 114 ft to a point in the center of Old Lebanon Pike, same being the southwest corner of subject property, thence North 00° 40' 46" E 225 ft to an iron pin, thence North 89° 40' 37" E 114 ft to an iron pin, thence South 00° 44' 44" W 225 ft to the point of beginning as shown on the survey dated December 15, 2010 by Jeffrey Patrick Chandler, TN Lic. No. 2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146.

Tract II:
Land in Davidson County, Tennessee, being Lot G-1, as shown on the map entitled 2nd Mortgage Revision, Section Two, Hickory Hollow Mall, of record as Plat Book 5200, page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to R. B. BRANCH PROPERTIES, INC., by deed from REGIONS BANK, of record as Instrument No. 20070810-0096163, dated August 7, 2007, Register's Office of Davidson County, Tennessee.

To have and to hold the Subject Property together with all and singular the rights and appurtenances thereto belonging, unto Grantee, its successors and assigns forever. The Grantor covenants that it is seized and possessed of the above described property, and has the right to convey it, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and

In Witness Whereof, the Grantors have caused this instrument to be executed this 17th day of December, 2010.

R.B. Branch Properties, Inc.
BY: Dr. Anil Patel, President

STATE OF TENNESSEE }
County of Montgomery }

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, DR. ANIL PATEL, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of R.B. BRANCH PROPERTIES, INC., the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation himself as such officer. WITNESS my hand, at office this the 17th day of December, 2010.

Notary Public

My Commission expires:
7/15/13

MARTHA BROOKE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

STATE OF TENNESSEE NOTARY PUBLIC