Address New Owner:	Send Tax Bills to:	Map-Parcel Number
INSBANK 2505 21st Avenue South, Suite 204 Nashville, Tennessee 37212	Same	117-10-0-131
This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **2106 CRESTMOOR PARTNERS,** a Tennessee general partnership ("Grantor"), has bargained and sold, and hereby transfers, warrants, and conveys to **INSBANK,** a Tennessee corporation, its successors and assigns ("Grantee"), certain real estate located in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by this reference, together with any and all fixtures and improvements thereon and any and all easements and appurtenances thereunto belonging (collectively, the "Property").

This is improved property located at 2106 Crestmoor Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its heirs and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,771,338.18.

Affiant

Subscribed and sworn to before me, this the 26 day of January, 2011.

SUE ARNETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

Notary Public
My Commission Expires: 9-9-2014

1913545 v1
010098-405 01/24/11

BILL GARRETT, Davidson County
Trans:T20110005432 DEEDWARRSP
Recvd: 01/27/11 11:29 4 pgs
Fees:23.00 Taxes:6553.95
20110127-0007544

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the year 2011, not yet due and payable, which have been prorated between the parties and paid at Closing.

2. Matters shown on the Plan of record in Plat Book 974, Pages 64 and 65, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons arising by, through or under Grantor, but not further or otherwise.

Executed this 26 day of January, 2011.

2106 CRESTMOOR PARTNERS,
a Tennessee general partnership

By: BPI 2106 Crestmoor Partners,
Managing Partner

By: BPI Crabtree Family Investments,
LLC, Managing Partner

By: _____
David P. Crabtree,
sole member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **DAVID P. CRABTREE,** 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 is sole member of BPI Crabtree Family Investments, LLC, a Tennessee limited liability company, which is the Managing Partner of BPI 2106 Crestmoor Partners, a Tennessee general partnership, which is the Managing Partner of 2106 CRESTMOOR PARTNERS, a Tennessee general partnership, which is the maker, and that he is authorized to execute the foregoing instrument on behalf of the maker.

WITNESS my hand, at office, this 26 day of January, 2011.

SUE ARNETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT 9, 2014

_____
Notary Public
My Commission Expires: 9-9-2014

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot(s) 3, as shown on the map entitled Hillsboro View Development Company's Subdivision, Block "B", of record in Plat Book 974, pages 64 and 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Also being that same property described in that certain survey by Ted Stevenson of Ragan-Smith Associates, Inc. RLS #2316, dated June 26, 2008, last revised July 29, 2008.

Being a parcel of land lying in the Twenty-Fifth Councilmanic district of Nashville, Davidson County, Tennessee. Said parcel is shown as Lot Number 3 on the final plan entitled "Hillsboro View Development Company's Subdivision, Block B" of record in Plat Book 974, Page 64, and 65, R.O.D.C. (Register's Office for Davidson County). Said Lot is located on the southerly right-of-way of Crestmoor Road approximately 374 feet west of the intersection of Hillsboro Pike and being more particularly described as follows:

Beginning at an iron rod (new) in the southerly right-of-way of Crestmoor Road at the northwest corner of Rowland Properties, L.L.C. of record as Instrument Number 200804010032701, R.O.D.C. and shown as Lot 2 on said Hillsboro View Development Company's Subdivision, and at the northeast corner of the herein described property;

Thence, leaving said right-of-way with said Rowland Properties, L.L.C., south 03 degrees 11 minutes 56 seconds west, 169.91 feet to an iron rod (old) in the northerly line of Davis Street Land Company of Tennessee, L.L.C., of record as Instrument Number 200104040032779, R.O.D.C.;

Thence, with said Davis Street Land Company of Tennessee, L.L.C., north 87 degrees 40 minutes 34 seconds west, 99.57 feet to an iron rod (old) in the southeast corner of Ted Welch of record in Deed Book 5177, Page 173, R.O.D.C. and shown as Lot 4 on said Hillsboro View Development Company's Subdivision;

Thence, with said Ted Welch, north 03 degrees 03 minutes 05 seconds east, 171.08 feet to an iron rod (new) in the southerly right-of-way of Crestmoor Road.

Thence, with said right-of-way, south 87 degrees 00 minutes 00 seconds east, 100.00 feet to the point of beginning and containing 17,012 square feet or 0.39 acres more or less

Being the same property convey to 2106 CRESTMOOR PARTNERS, A TENNESSEE GENERAL PARTNERSHIP by deed from THE 2106 BUILDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY of record in Instrument No. 20080731-0078614, dated July 31, 2008.