BILL GARRETT, Davidson County
Trans:T20110007613 DEEDWARRSP
Recvd: 02/04/11 16:10 3 pgs
Fees:18.00 Taxes:185.00
20110204-0010303

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Robert J. Terry and Patrick W. Terry 112 Ackland Park Dr. Nashville, TN 37203	**New Owner**	**103020D01200CO** **103020D01300CO**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **GreenBank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Robert J. Terry and Patrick W. Terry, as tenants in common** (herein the "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot Nos. 12 and 13 on the Plan of Westland Square Subdivision, as of record in Instrument No. 20060425-0046951, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description.
>
> Being part of the same property conveyed to GreenBank, by A. J. Sharenberger, III, as Substitute Trustee, in that certain Trustee's Deed, of record in Instrument No. 20110107-00002244, Register's Office of Davidson County, Tennessee.

The street address of the property is believed to be 5769 Maudina Avenue and 5773 Maudina Avenue, Nashville, Tennessee 37209, but such address is not part of the legal

description of the property. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2010 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor and the property is to be sold and transferred "as is".

WITNESS this the 22nd day of January, 2011

GRANTOR:

GREENBANK

By: _____

Chris Holloway
Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The greater of the consideration for this transfer or the value of the property is $50,000.00.

Chris Holloway
AFFIANT

Subscribed and sworn to before me, this 22nd day of January, 2011.

Ann M. Vanderhoof
NOTARY PUBLIC

ANN M. VANDERHOOF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires December 22, 2013

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Ann M. Vanderhoof, a Notary Public for the state and county aforesaid, Chris Holloway, 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 the Vice President of GreenBank, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 22nd day of January, 2011.

Ann M. Vanderhoof
NOTARY PUBLIC

ANN M. VANDERHOOF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires December 22, 2013

My Commission Expires:_____