THIS INSTRUMENT PREPARED BY:

CHAFFIN, BURNSED & BLACKBURN, PLLC
The Fridrich Building, 1st Floor
2909 Poston Avenue
Nashville, Tennessee 37203

Davidson County DEEDWARRSP
Recvd: 05/23/11 14:57 3 pgs
Fees:18.00 Taxes:999.00
20110523-0039455

ADDRESS NEW OWNER AS FOLLOWS:

Anthony L. Werthan
5810 Vine Ridge Drive
Nashville, TN 37205

SEND TAX BILLS TO:

SAME AS OWNER

MAP-PARCEL NO(S).

082090J01900CO
082090J02000CO
082090J02100CO
082090J02200CO
082090J02300CO
082090J02400CO
082090J02500CO
082090J02600CO
082090J02700CO
082090J02800CO
082090J02900CO
082090J03100CO
082090J03200CO
082090J03300CO
082090J03400CO
082090J03500CO
082090J03600CO
082090J03700CO
082090J03800CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Bank of Nashville Division of Synovus Bank

Affiant W. Werthan EVP

Subscribed and sworn to before me this 23 day of May, 2011.

Kimberly G. Murphy

Notary Public

My commission expires: August 23, 2011

KIMBERLY G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

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 of which is hereby acknowledged, **THE BANK OF NASHVILLE, a division of Synovus Bank** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey, to **ANTHONY L. WERTHAN** ("Grantee"), those unimproved tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto (the "Property"), being situated within the horizontal property regime known as Morgan Park Place West Condominiums, as further stated below;

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, and Grantor has a good right to convey the Property; subject to current real property taxes, all easements, all zoning and all other restrictions, claims, rights-of-way and all other matters appearing of record, including without limitation, the Master Deed establishing Morgan Park Place Condominiums of record in Instrument No. 20050831-0104621; as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, and Instrument No. 20100622-0048863, Register's Office for Davidson County, Tennessee.

And Grantor further covenants with Grantee that Grantor, it successors and assigns, will warrant and forever defend the title to the Property to Grantee, his heirs and/or assigns, as against all acts of the Grantor herein and no other.

Grantee hereunder accepts title to the Property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and without representation or warranty concerning any right of Grantee or any transferee of Grantee to create or construct improvements upon the Property; and by accepting this Deed, Grantee represents and warrants that he has conducted his own due diligence with regard to the Property and matters of title related to the Property, and represents and warrants that he has not relied on any statement made or action taken by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. Grantee accepts title to the property subject to any existing or subsequent problems or issues arising in connection with Property.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

THE BANK OF NASHVILLE, a division of Synovus Bank

By: _____ SVP
William Glaus
Title: Executive Vice President

STATE OF TENNESSEEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William Glaus, 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 Executive Vice President of The Bank of Nashville, a division of Synovus Bank, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as Executive Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 23 day of May, 2011.

Kimberly G. Murphy
NOTARY PUBLIC

My Commission Expires: August 23, 2011

KIMBERLY G. MURPHY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

EXHIBIT A

Being two (2) tracts of unimproved land in Davidson County, Tennessee, lying within the Morgan Park Place Condominiums, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property Act, Tennessee Code Annotated 66-27-101 *et seq.*, under the Master Deed establishing Morgan Park Place Condominiums of record in Instrument No. 20050831-0104621; as amended in Instrument No. 20051110-0136248, Instrument No. 20060516-0057286, Instrument No. 20061023-0131222, Instrument No. 20070402-0038744, Instrument No. 20070724-0087901, Instrument No. 20071010-0120740, and Instrument No. 20100622-0048863 (collectively, as amended, the "Master Deed"), all of record in the Register's Office for Davidson County, Tennessee; and being more particularly described as follows:

A. That certain tract of land being designated for the construction of Units 101, 102, 103, 201, 202, 203, 301 and 302, said Units being depicted on Exhibit "D" in the Amendment to the Master Deed for the Morgan Park Place Condominiums West of record in Instrument No. 20100622-0048863; together with, as applicable, the percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Amendment; said tract being referred to on said Exhibit "D" as "1501 Fourth Avenue North"; and

B. That certain tract of land being designated for the construction of Units 101, 102, 103, 104, 201, 202, 203, 204, 301, 302, and 303, said Units being depicted on Exhibit "D" in the Amendment to the Master Deed for the Morgan Park Place Condominiums West of record in Instrument No. 20100622-0048863, together with, as applicable, the percentage interest in the common elements and voting percentage as set forth in Exhibit "C" to said Amendment; said tract being referred to on said Exhibit "D" as "1500 Fifth Avenue North";

The conveyances made hereby are subject to the Master Deed and all provisions therein contained, and subject to the rights of all owners of all other Units within Morgan Park Place Condominiums, including the common areas, as established or created by the Master Deed.

Being part of the same property conveyed to The Bank of Nashville by Substitute Trustee's Deed from R. Garry Chaffin, Substitute Trustee, of record in Instrument No. 20090226-0017051, in the Register's Office for Davidson County, Tennessee, dated February 16, 2009.

CERTIFICATE OF AUTHENTICITY

I, Amy Nix Hankins, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amy Nix Hankins

State of Tennessee
County of Davidson

Personally appeared before me, Casey Fisher, a notary public for this county and state, Amy Nix Hankins, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
Commission Expires: _____

CASEY FISHER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011