BILL GARRETT, Davidson County
Trans:T20110030703 DEEDWARRSP
Recvd: 05/24/11 08:19 3 pgs
Fees:18.00 Taxes:993.82
20110524-0039486

This Instrument Prepared By:

David M. Smythe
SMYTHE & HUFF
144 Second Avenue, North
Suite 333
Nashville, Tennessee 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
DY Properties II, LLC P.O. Box 1283 Antioch, Tennessee 37013	Same	Map No. 92-07 O A Parcel Nos. 00100CO 00200CO

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $268,600.00.

Affiant

Subscribed and sworn to before me, this 20th day of May, 2011.

Notary Public

My Commission Expires: 5/6/2013

G. IRENE TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge, Civic Bank & Trust (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto DY Properties II, LLC (hereinafter "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot #3 in Badoux's Subdivision of Lot #14 of the Harding Lytle Tract, beginning at a point in the Western Margin of Durham, Hudson or Walnut Street; 85 feet Northerly from the Northerly margin of Herman Street; thence with the Western margin of Durham, Hudson or Walnut Street, 40 feet to the Southerly corner of said Lot #4 of Badoux's Subdivision; thence Westerly with said Lot #4, 151 ½ feet to an alley; thence with the Easterly margin of said alley, Southerly 42 feet to the corner of Lot #2 of said plan; thence Easterly with the Northerly line of said Lot #2, 151 ½ feet to the beginning.

Being the same property conveyed to Civic Bank & Trust, by Substitute Trustee's Deed of record in Instrument No. 20110126-0007314, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 905 19th Avenue, North (Units A & B), Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to said Grantee, its successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. 2011 taxes for the Property have been pro-rated through date of Deed and which Grantee has assumed and has agreed to pay;

2. All matters which would be disclosed by a survey of the property;

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices; and

4. In accepting this Deed, Grantee expressly disclaims and waives the Application of the Residential Property Disclosure Act set out in Tenn. Code Ann. §66-5-101, et seq., and the same shall not apply to this conveyance.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 20th day of May, 2011.

CIVIC BANK & TRUST

By: Mark McCoy

Title: V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, G. Irene Taylor, a Notary Public for the State of County aforesaid, personally appeared MARK McCOY with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a VICE PRESIDENT of Civic Bank & Trust, the within named bargainor, a corporation, and that he as such VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as VICE PRESIDENT.

Witness my hand and official seal at office this 20th day of May, 2011.

G. Irene Taylor
Notary Public

G. IRENE TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 5/6/2013

My Commission Expires MAY 6, 2013