Prepared By & ~~Return To:~~
Tennessee Title Services, LLC
131 Saundersville Road, Suite 212
Hendersonville, TN 37075

Return To:

Foundation Title & Escrow, LLC
80 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00.

Melissa Durrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF June, 2011.

Notary Public

Commission Expires: 4/13/12

KELLY ANN ALLAGHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Philip Wright 532 Mill Station Dr. Nashville TN 37207	Same as New Owner	082-12-0-083.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

GreenBank

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Phillip Wright

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 21 on the Plan of the Neill S. Brown to East Nashville, as of record in Book 75, Page 50, Register's Office for Davidson County, Tennessee, and also of record in Plat Book 2, Page 100, of the Chancery Court described as follows:

Beginning at a point in the northeasterly margin of Neill Avenue at the intersection of the southeasterly line of a 15 foot alley, being the first alley northwest from Silverdene Place, formerly Ramsey or Georgia Street; thence northeasterly 195 feet to a point in the margin of another alley; thence with margin of said last mentioned alley, southeasterly 65 feet, more or less to a point; thence southwesterly 195 feet to the northeasterly margin of Neill Avenue; thence with the margin of the same northwesterly 65 feet to the beginning.

Being the same property conveyed to GreenBank, by Trustee's Deed, from C. Tucker Herndon, as Substitute Trustee, of record in Instrument # 20110322-0022357, Register's Office for Davidson County, Tennessee, dated March 11, 2011 and recorded March 22, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 109 Neill Avenue, Nashville, TN 37206

And the Grantor, for himself and his heirs, executors and administrators, does hereby covenant with the Grantee, his heirs and assigns, that he, the Grantor, has not made, done, executed, or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged or encumbered in any manner whatsoever; and the title to the above granted premises against all persons lawfully claiming the same from, though or under him the Grantors will forever warrant and defend.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of subject real estate.

BILL GARRETT, Davidson County
Trans:T20110043387 DEEDWARRSP
Recvd: 07/19/11 09:55 2 pgs
Fees:13.00 Taxes:162.80
20110719-0055045

GreenBank

BY: Terry Polman, AVP Special Assets Officer

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, a Notary Public in and for said County and State, personally appeared **Terry Polman** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be **the AVP, Special Assets Officer** of **GreenBank,** the within named bargainor, a corporation, and that he as such **AVP, Special Assets Officer,** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **AVP, Special Assets Officer.**

Witness my hand and official seal at office this 24th day of June, 2011.

Notary Public

Commission Expires: 10/23/12

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY