THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Amnon Shreibman, Trustee
P.O. Box 177
Lavernge, TN 37086

Send Tax Bills To:
New Owner

Davidson County	DEEDWARRSP
Recvd: 09/07/11 13:39	2 pgs
Fees:13.00 Taxes:325.60	
20110907-0069357	

Map & Parcel Nos.:
164080C07500CO
164080C07600CO
164080C05200CO
164080CO5100CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$88,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Avenue Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Amnon Shreibman, Trustee** (herein referred to as "Grantee"), his heirs 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. 29, 30, 70, and 71, as shown on the map entitled the Final Plat of Hamilton Chase, Section Two, of record in Instrument Number 20060807-0096577, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Avenue Bank by Substitute Trustee's Deed dated 5/10/10 of record in Instrument Number 20100517-0037716, Register's Office for Davidson County, Tennessee.

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, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2000** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs 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.

WITNESS this the **1st** day of **September, 2011**.

GRANTOR:
Avenue Bank

By: Opal Haub, Senior Vice President

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 1ST day of September, 2011 before me, appeared Opal Haub, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Senior Vice President of Avenue Bank, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Opal Haub, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 1-6-14

NOTARY PUBLIC

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF Rutherford)

The actual consideration for this transfer is **$88,000.00**.

_____

AFFIANT

Subscribed and sworn to before me, this **1st** day of **September, 2011**.

_____

NOTARY PUBLIC

My Commission Expires:

_____ 1-6-14

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, 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.

_____

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

_____ My commission expires: 2/6/15

Notary's Signature

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY