THIS INSTRUMENT PREPARED BY:

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

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
John Maison 1308 Massman Drive Nashville, TN 37217	SAME	107-14-0A-014.00

Davidson County DEEDWARRSP
Recvd: 09/21/11 15:48 3 pgs
Fees:18.00 Taxes:140.60
20110921-0073282

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $38,000.00.

Affiant

Subscribed and sworn to before me this 21st day of September, 2011.

Notary Public

My commission expires:_____

AMY D. NIX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 2, 2012

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 20th day of September, 2011, by **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, hereinafter referred to as "Grantor," to **JOHN MAISON**, unmarried, hereinafter referred to as "Grantee."

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 14 of Copperfield Terrace, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Copperfield Terrace of record in Book 6326, Page 790, Register's Office for Davidson County and as depicted on Plat of Copperfield Terrace filed of record in Plat Book 6250, Page 50, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Master Deed.

Being the same property conveyed to First Tennessee Bank National Association by deed from Gordon D. Foster, Successor Trustee of record in Instrument Number 20110228-0016057, in the Register's Office for Davidson County, Tennessee, dated February 18, 2011. See also Appointment of Successor Trustee filed of record in Instrument Number 20110118-0004904, said Register's Office.

This is improved property known as 1308 Massman Drive Nashville, TN 37217.

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the real property in fee simple, and Grantor has a good right to convey the real property; subject to current real property taxes, easements, zoning and other governmental restrictions, claims, rights-of-way and other matters of record.

And Grantor further covenants with Grantee that Grantor, its successors and assigns, will warrant and forever defend the title to the real 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 real 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 by accepting this deed, Grantee represents and warrants that he has conducted his own due diligence with regard to the real property and matters of title related to the real property, and represents and warrants that he has not relied on any statement or action made 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 real property subject to any problems arising in connection with the real property and/or the improvements thereon.

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

GRANTOR:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: _____
James Boxold
Title: Senior Vice President - Credit Manager

STATE OF CALIFORNIA)
COUNTY OF Contra Costa)

On September 22, 2011 before me Sherry Bennett, Notary Public, personally appeared James Boxold, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

SHERRY BENNETT
COMM. # 1859372
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
MY COMM. EXP. AUG. 26, 2013

CERTIFICATE OF AUTHENTICITY

I, Kelly Martin, 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.

Kelly Martin

State of Tennessee
County of Davidson

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

Notary Public

Commission Expires: _____

