SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,800.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

R-CM-11-3302

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Heithcock Construction, LLC	new owner	
3302 Nevada Aveue	(NAME) 1210 Longstreet Cir.	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Brentwood, TN 37027	092-13-362.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we BANK OF TENNESSEE, A TENNESSEE BANKING CORPORATION , hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto HEITHCOCK CONSTRUCTION, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 97 and the easterly 15 feet of Lot 98, as shown on the Map of Hortense Place, of record in Plat Book 161, Page 167, in the Register's Office for Davidson County, Tennessee.

Said Lot 97 and part of Lot 98 front together 64 1/2 feet on the northerly side of Nevada Avenue and run back between lines 150 feet to an alley measuring 65 feet thereon.

Being the same property conveyed to Action Construction of TN, Inc. by deed from William P. Edens, unmarried of record in Instrument Number 20041027-0129439, in the Register's Office for Davidson County, Tennessee, dated October 26, 2004. And further being the same property conveyed to Bank of Tennessee by Substitute Trustee's Deed from Amy L. Wood, as Successor Trustee of record in Instrument Number 20110810-0061679, in the Register's Office for Davidson County, Tennessee, dated August 8, 2011.

This conveyance is subject to A) 2011 property taxes and subsequent; B) any and all existing easements and restrictions of record, including those listed in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved ( ) property, known as 3302 Nevada Aveue, Nashville, Tennessee 37209.
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110077128 DEEDWARRSP
Recvd: 12/06/11 15:00 2 pgs
Fees:13.00 Taxes:236.06
20111206-0095222

Witness my/our hand(s) this 30th day of November, 2011.

Bank of Tennessee, a Tennessee banking corporation

By: Stacey Rabun
Stacey Rabun

Its: Vice President

STATE OF Tennessee
COUNTY OF Sullivan

On this the 30th day of November, 2011, before me personally appeared Stacey Rabun, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Bank of Tennessee, a Tennessee banking corporation , the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of November, 2011.

Denise Bolinger
Notary Public

DENISE BOLINGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WASHINGTON

My Commission Expires: 4-1-13

RETURN TO:

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903