BILL GARRETT, Davidson County
Trans:T20120000522 DEEDWARRSP
Recvd: 01/04/12 09:32 3 pgs
Fees:18.00 Taxes:536.50
20120104-0000650

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Hwy 31W
White House, Tennessee 37188

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Nashville Korean United Methodist Church 916 Old Hickory Blvd. Brentwood, TN 37027	Same	159-104.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Franklin Bank & Trust Company ([collectively,] the "Grantor") has bargained and sold, and hereby transfers and conveys, to Nashville Korean United Methodist church and [his/her/their heirs] [its successors] and assigns ([collectively,] the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the plan of Indian Hills Subdivision, Section One, as of record in Plan Book 2663, Page 21, Register's Office for said County being described as follows:

Beginning at an iron pin in the Northerly margin of Old Hickory Boulevard at the Southeast corner of said Subdivision; then with the line between said Subdivision and the Pinkleton property, North 5 deg. 00 min. East 458 feet to a point in the Southerly boundary line in the proposed Indian Hills Subdivision, Section II; thence with the line between said Section One and II South 85 deg. 12 min. 30 sec. East 189.3 feet to the Easterly margin of Autumn Way, a proposed road; thence with said margin South 4 deg. 47 min. 30 sec. West 446 feet to an iron pin; thence with the same around a curve to the left, having a radius of 20 feet, 32.4 feet to the Northerly margin of said Boulevard; thence with said Boulevard South 88 deg. 05 min. East 166.6 feet to the beginning.

Being the same property conveyed by Deed in Lieu of Foreclosure from Manjeet K. Chhina to Franklin Bank & Trust, Company as recorded on the 5th day of January, 2010 in Instrument No. 20100105-0000680; Quitclaim Deed from Jarnail Singh Chhina to Manjeet K. Chhina as recorded on the 6th day of November, 2008 in Instrument No. 20081106-0110437; Quitclaim Deed from Maghar S. Grewal to Jarnail Singh Chhina as recorded on the 6th day of March, 2008 in Instrument No. 20080306-0022580 and Special Warranty Deed from Franklin National Bank to Jarnail Singh Chhina and Maghar S. Grewal as recorded on the 30th day of March, 2004 in Instrument No. 20040330-0035735, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is unimproved property known as 920 Old Hickory Blvd. Brentwood, TN 37027

Said property is conveyed subject to the following matters: Taxes and assessments for the year 2012 and subsequent years, not yet due and payable. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF INDIAN HILLS SUBDIVISION, SECTION ONE, as recorded in Plat Book 2663, Page(s) 21, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Grantor covenants and binds itself and its heirs and representatives [successors] to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 29th day of December 2011.

Franklin Bank & Trust Company

By: James H. Goodnight, Executive Vice President

STATE OF TENNESSEE)

COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $145,000.00.

Affiant

Sworn to and subscribed before me this 29th day of December, 2011.

Notary Public

My Commission Expires:

2/28/2012

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE)

COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, James H. Goodnight, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the/a(n) Executive Vice President of Franklin Bank & Trust Company, a Kentucky Corporation, and is authorized by the corporation to execute this instrument as such Executive Vice President.

WITNESS my hand, at office, this 29th day of December, 2011.

Notary Public

My Commission Expires:

02/28/2012

LISA G HODGES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY