FILE NUMBER
311386 (1)

This Instrument Prepared By:	Owner:	Send Tax Bills To:
R. W. Hardison, Attorney at Law 506 N. High Street Post Office Box 1967 Columbia, TN 38401	HAWKEYE REALTY, LLC c/o Aaron Kaalberg 1503 Holly Street Nashville, TN 37206	HAWKEYE REALTY, LLC c/o Aaron Kaalberg 1503 Holly Street Nashville, TN 37206

SPECIAL WARRANTY DEED

This indenture is made and entered into this 3rd day of January, 2012 between HERITAGE BANK & TRUST, a Tennessee Banking Corporation (hereinafter referred to as "GRANTOR") and HAWKEYE REALTY, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

SITUATE in the NINETEENTH (19TH) Civil District of Davidson County, Tennessee and being more particularly described as follows:

Lot No. 2 on the plan of Gillespie's Resubdivision of Lots Nos. 20, 21 and 22 of the Lindsley Park Addition as shown by a map of record in Book 547 at page 47 in the Davidson County, Tennessee Register of Deeds office, which is incorporated herein by reference for a more complete property description.

Said Lot No. 2 fronts 50 feet on the northerly side of Holly Street and runs back between parallel lines, with the westerly line of Lot No. 1, 150 feet to a dead line.

BEING the same property conveyed to Heritage Bank & Trust by instrument of record in Instrument No. 20111006-0077739 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel # 083.09-0-453.00

The above-described property is the same property contained in the prior deed and no new survey is available.

PROPERTY ADDRESS: 1505 Holly Street, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans:T20120002136 DEEDWARRSP
Recvd: 01/10/12 08:45 3 pgs
Fees:18.00 Taxes:610.50
20120110-0002464

To have and to hold the above-described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said tract or parcel of land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to said land to said Grantee, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

HERITAGE BANK & TRUST

BY: _____

TITLE: President

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared Paul S. Watson to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the president of HERITAGE BANK & TRUST, being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the bank by him or herself as such officer.

Witness my hand and seal at office in the aforesaid state and county this 3rd day of January, 2012.

SEAL JEAN ROOKER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

_____
NOTARY PUBLIC
COMMISSION EXPIRES: 5-20-13

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $165,000.00.

X _____
AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 27 DAY OF January, 2012.

SEAL

_____
NOTARY PUBLIC
COMMISSION EXPIRES:

R. W. HARDISON
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
My Commission Expires 12-23-2014