BILL GARRETT, Davidson County
Trans:T20120049426 DEEDWARRSP
Recvd: 07/05/12 10:22 4 pgs
Fees:23.00 Taxes:111.00
20120705-0058910

This Instrument Prepared By:
Lillian R. Gilmer, Esq.
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

SPECIAL WARRANTY DEED

From: ("Grantor")
First Tennessee Bank, N.A.

To: ("Grantee")
Habitat for Humanity of Greater Nashville,
a Tennessee nonprofit corporation

Map and Parcel Number:
150150B02200CO
150150B02800CO
150150B07800CO

Address New Owner:
2950 Kraft Drive, Suite 100
Nashville, Tennessee 37204

Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:

Habitat for Humanity of Greater Nashville
2950 Kraft Drive, Suite 100
Nashville, TN 37204

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Thirty Thousand and No/100 Dollars ($30,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of June, 2012.

Notary Public

My Commission Expires: 11/5/14

DEBORAH W. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-05-2014

FOR AND IN CONSIDERATION OF the sum of Thirty Thousand and No/100 Dollars ($30,000.00) the receipt and sufficiency of which are hereby acknowledged, **FIRST TENNESSEE BANK, N.A.** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **HABITAT FOR HUMANITY OF GREATER NASHVILLE**, a Tennessee nonprofit corporation

("Grantee"), its successors and assigns, a certain tract or parcel of unimproved land located in Davidson County, State of Tennessee, as more particularly described on **Exhibit "A"** attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The property is unimproved property located in Davidson County, Tennessee, being Lots 22, 28, and 78, Edison Park Subdivision, Antioch, TN.

This conveyance is subject to all valid restrictive covenants and easements, if any of record, and taxes and assessments for the year 2012 and subsequent years, not yet due and payable (the "Record Matters").

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to the Record Matters.

And Grantor does further covenant and bind Grantor, its heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to the Record Matters, to which this conveyance is expressly made subject.

Witness my hand this 26th day of June, 2012.

GRANTOR:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: Ada Sue McPeak

Ada Sue McPeak
Title: Assistant Vice President

STATE OF CALIFORNIA)
COUNTY OF CONTRA COSTA)

On this 26 day of June, 2012, before me, Sherry Bennett, a Notary Public in and for the State and County aforesaid, personally appeared **ADA SUE McPEAK**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Assistant Vice President (officer) of First Tennessee Bank National Association, and that she as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by herself as Assistant Vice President.

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.

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

Signature

(Seal)

EXHIBIT A
PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 22, 28 and 78, as shown on the map entitled Final Plat of Edison Park (Formerly Painter) "Cluster Lot Subdivision", of record as Instrument No. 20060726-0090090, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to FIRST TENNESSEE BANK, NATIONAL ASSOCIATION, by deed from K. DAVID WADDELL, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20091023-0098174, dated October 23, 2009 and corrected by deed of record as Instrument No. 20091027-0099174, dated October 23, 2009, said Register's Office.