SPECIAL

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me this the 26th day of July, 2012..

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Hassan Eslami 823 East Meade Avenue Madison, TN 37115	Reliant Bank 1736 Carothers Parkway, Ste 100 Brentwood, TN 37027	051-04-0-151.00

THIS SPECIAL WARRANTY DEED is made the 26st day of July, 2012 by **FIRST TENNESSEE BANK** hereinafter "Grantor," to **HASSAN ESLAMI,** hereinafter 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:

Land in Davidson County, Tennessee, being Lot No. 23 and 23 of Block "C" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to First Tennessee Bank by Successor Trustee's Deed from Darlene T. Marsh, Successor Trustee of record at Instrument No.

Davidson County DEEDWARRSP
Recvd: 07/30/12 15:56 3 pgs
Fees:18.00 Taxes:351.50
20120730-0067178

20101103-0088187, Register's Office for Davidson County, Tennessee, dated November 2, 2010.

This property is also known as improved property located at 823 East Meade Avenue, Madison, TN 37115

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantee, his successors, heirs and 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 successors, heirs and/or assigns, as against all acts of the Grantor herein, and every person claiming by through and under Grantor, 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 it has conducted its own due diligence with regard to the real property and matters of title related to the real property, and represents and warrants that it 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.

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

GRANTOR:

First Tennessee Bank, NA

BY: Keya R Robinson
TITLE: Assistant Vice President

NOTARY ACKNOWLEDGEMENT ON FOLLOWING PAGE

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **KEVA R ROBINSON**, 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 of First Tennessee Bank, N.A.**, a Tennessee banking corporation, the within named bargainor, and that she in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as Assistant Vice President.

Witness my hand and official seal ~~in Memphis~~, Tennessee this 25 day of July, 2012.

Notary Public

My Commission Expires: 12/28/2013

VICKI A. STEWART
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
My Commission Expires December 28, 2013

CERTIFICATE OF AUTHENTICITY

I, Theresa Bradley, 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.

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: _____

MICHAEL CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015