SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $20,000.00.

Heather Wood
Affiant

Subscribed and sworn to before me this the 13th day of December, 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 #
Darren Parker Dryer, Trustee 1300 Aventura Drive Mt. Juliet, TN 37122	**SAME**	164-08-0-B-053.00CO 164-08-0-B-056.00CO 164-08-0-B-095.00CO

THIS SPECIAL WARRANTY DEED is made the 13th day of December, 2012 by **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** hereinafter "Grantor," to **DARREN PARKER DRYER, TRUSTEE OF THE DARREN DRYER TRUST dated October 17, 2012**, and any amendments thereto, hereinafter Grantee. (A copy of the applicable certification of the Trust is attached.)

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:

TRACT 1:

Land in Davidson County, Tennessee, being Lot Nos. 16 & 19 on the Plan of the Final Plat of Section Two, Lakewalk of record in Plat Instrument No. 20060209-0016039, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

TRACT 2:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of the Final Plat of Section Three, Lakewalk, of record in Plat Instrument No. 20060124-0009100, 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 National Association by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee, of record at Instrument No. 20110223-0014994, Register's Office for Davidson County, Tennessee, dated February 15, 2011 and recorded on February 23, 2011.

The following is for informational purposes only:

BILL GARRETT, Davidson County
Trans:T20120096588 DEEDWARRSP
Recvd: 12/18/12 10:26 3 pgs
Fees:18.00 Taxes:74.00
20121218-0116381

This is unimproved property known as: 1257 Maritime Port, 1269 Maritime Port, and 1452 Priestshore Bay, Nashville, TN

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 Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of the real property in fee simple, and Grantors have a good right to convey the real property; subject to the matters listed on the attached Exhibit A.

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 NATIONAL ASSOCIATION

By: _____
Keva R Robinson
Title: Vice President

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 Vice President of **First Tennessee Bank, NA**, 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 Vice President.

Witness my hand and official seal in Memphis, Tennessee this 13th day of December, 2012.

_____
Notary Public

My Commission Expires: 05/18/13

GREGORY D. WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

EXHIBIT "A"

1. Taxes for the year 2013 and subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of the Final Plat of Section Two, Lakewalk of record in Plat Instrument No. 20060209-0016039, in the Register's Office for Davidson County, Tennessee. (Tract 1)

3. Subject to all matters shown on the Plan of the Final Plat of Section Three, Lakewalk, of record in Plat Instrument No. 20060124-0009100, in the Register's Office for Davidson County, Tennessee. (Tract 2)

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Lakewalk, of record in Instrument Number 20050127-0010145, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

5. By-Laws of Lakewalk Owners Association, Inc., of record in Instrument Number 20050128-0010524, in the Register's Office for Davidson, County, Tennessee.

6. Charter for Lakewalk Owners Association, Inc., of record in Instrument Number 20050125-0009336, in the Register's Office for Davidson County, Tennessee.

7. Deed to Lakewalk Owners Association, of record in Instrument Number 20060907-0110530, in the Register's Office for Davidson County, Tennessee.

8. Storm water detention agreement of record in Instrument Number 20040209-0015320, in the Register's Office for Davidson County, Tennessee.

9. Transmission Line Easement of record in Book 4425, Page 575, in the Register's Office for Davidson County, Tennessee.

10. Subject to rights of others in and to the common areas and/or elements.

CERTIFICATE OF AUTHENTICITY

I, Janet Gers, 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.

Janet Gers

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

Notary Public

Commission expires: _____