BILL GARRETT, Davidson County
Trans:T20130052196 DEEDWARRSP
Recvd: 06/20/13 11:20 2 pgs
Fees:13.00 Taxes:51.80
20130620-0063277

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Maikel Girgis	NEW OWNER	164-08B-091.00
312 Green Meadow Court		
Greenbrier, TN 37073		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Avenue Bank** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Maikel Girgis** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Final Plat, 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 a portion of the same property conveyed to Avenue Bank by Warranty Deed by Bankruptcy Debtor in Possession from Greenvale Construction, LLC a Tennessee limited liability company and Debtor in Possession, of record at Instrument No. 20130207-0012890, Register's Office for Davidson County, Tennessee, dated January 29, 2013 and recorded on February 7, 2013.

This is UNIMPROVED property known as 1468 Priestshore Bay, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 11th day of June, 2013.

Avenue Bank

By: _____
James P. McCann, Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, James P. McCann 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 as the Executive Vice President of **Avenue Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of June, 2013.

_____
Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Expires: 1-4-16

STATE OF TENNESSEE
COUNTY TENNESSEE

The actual consideration or value, whichever is greater, for this transfer is $**14,000.00**.

_____
Affiant

Subscribed and sworn to before me this 11th day of June, 2013.

_____
Notary Public

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

My Commission Expires: 1-4-16