Recording requested by
and when recorded return to:
LandCastle Title, LLC
3343 Aspen Grove Drive. #
Franklin, TN 37067

Asset No. 10486006614

Davidson County DEEDQC
Recvd: 06/16/14 07:52 6 pgs
Fees:33.00 Taxes:114.70
20140616-0052004

Tax Parcel ID: 15000037200
Address New Owners: Charles E. Walker 429 Southwood Drive, Nashville, TN 37217
Send Tax Bills to: Charles E. Walker 429 Southwood Drive, Nashville, TN 37217

_____ space above this line for Recorder's use only

QUITCLAIM DEED
(Without Covenant, Representation, or Warranty)

STATE OF Tennessee §

COUNTY OF Davidson §

RECITALS

WHEREAS, Community South Bank, Parsons, TN (the "Institution"), acquired the Property by that certain Successor Trustee's Deed dated September 29th, 2009, and recorded at instrument number 200910140095274 of the records of Davidson County, Tennessee, on October 14th, 2009; and

WHEREAS, the Institution was closed by Tennessee Department of Financial Institutions on August 23, 2013, and the Federal Deposit Insurance Corporation (the "FDIC") was appointed as receiver for the Institution (the "Receiver"); and

WHEREAS, as a matter of federal law, 12 U.S.C. § 1821(d)(2)(A)(i), the Receiver succeeded to all of the right, title, and interest of the Institution in and to, among other things, the Property.

NOW, THEREFORE, the Receiver (hereinafter, "Grantor"), whose address is 1601 Bryan Street, Dallas, Texas 75201, for and in consideration of Thirty One Thousand AND NO/100 DOLLARS ($31,000.00), the receipt and sufficiency of which are hereby acknowledged, hereby RELEASES, CONVEYS and QUITCLAIMS to **Charles E. Walker** ("Grantee"), whose address is 429 Southwood Drive, Nashville, TN 37217, WITHOUT COVENANT, REPRESENTATION, OR WARRANTY OF ANY KIND OR NATURE, EXPRESS OR IMPLIED, AND ANY AND ALL WARRANTIES THAT MIGHT ARISE BY COMMON LAW AND ANY WARRANTIES CREATED BY STATUTE, AS THE SAME MAY BE HEREAFTER AMENDED OR SUPERSEDED, ARE EXCLUDED, all of Grantor's

right, title and interest, if any, in and to that certain real property situated in Davidson County, Tennessee, as described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with any and all improvements thereto and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, any right, title and interest of Grantor in and to adjacent streets, alleys or rights-of-way (collectively, the "Property"), **subject** however **to** any and all exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Property, liens, encumbrances, impositions (monetary and otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Property, whether known or unknown, recorded or unrecorded, as well as standby fees, real estate taxes, and assessments on or against the Property for the current year and prior and subsequent years and subsequent taxes and assessments for prior years becoming due by reason of a change in usage or ownership, or both, of the Property; and any and all zoning, building, and other laws, regulations, and ordinances of municipal and other governmental authorities affecting the Property (all of the foregoing being collectively referred to as the "Permitted Encumbrances"). Grantee, by its acceptance of delivery of this Quitclaim Deed, assumes and agrees to perform any and all obligations of Grantor or the Institution under the Permitted Encumbrances.

FURTHER, GRANTEE, BY ITS ACCEPTANCE OF DELIVERY OF THIS QUITCLAIM DEED, ACKNOWLEDGES AND AGREES THAT (i) GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS, OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, CONCERNING, OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY, OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL, AND GEOLOGY, (B) ANY INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT OR HOPE TO CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE TITLE, DESCRIPTION, POSSESSION, HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY OR ANY PART THEREOF, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR, OR LACK OF REPAIR OF THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO, (H) THE EXISTENCE, QUALITY, NATURE, ADEQUACY, OR PHYSICAL CONDITION OF ANY UTILITIES SERVING THE PROPERTY, OR (I) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY, AND SPECIFICALLY, THAT GRANTOR HAS NOT MADE, DOES NOT MAKE, AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS REGARDING COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION, OR LAND USE LAWS,

RULES, REGULATIONS, ORDERS, OR REQUIREMENTS, INCLUDING, WITHOUT LIMITATION, THE DISPOSAL OR EXISTENCE, IN OR ON THE PROPERTY OR ANY PART THEREOF, OF ANY HAZARDOUS MATERIALS; (ii) GRANTEE HAS FULLY INSPECTED THE PROPERTY AND THAT THE RELEASE AND QUITCLAIM HEREUNDER OF THE PROPERTY IS "AS IS" AND "WITH ALL FAULTS", AND GRANTOR HAS NO OBLIGATION TO ALTER, REPAIR, OR IMPROVE THE PROPERTY OR ANY PORTION THEREOF OR ANY IMPROVEMENTS THERETO; and (iii) NO WARRANTY HAS ARISEN THROUGH TRADE, CUSTOM, OR COURSE OF DEALING WITH GRANTOR, AND ALL STATUTORY, COMMON LAW, AND CUSTOMARY COVENANTS AND WARRANTIES, IF ANY, OF WHATEVER KIND, CHARACTER, NATURE, PURPOSE, OR EFFECT, WHETHER EXPRESS OR IMPLIED OR ARISING BY OPERATION OF LAW, ARE HEREBY EXPRESSLY, UNCONDITIONALLY, AND IRREVOCABLY WAIVED, DISCLAIMED, AND EXCLUDED FROM THIS QUITCLAIM DEED, NOTWITHSTANDING ANY CUSTOM OR PRACTICE TO THE CONTRARY, OR ANY STATUTORY, COMMON LAW, DECISIONAL, HISTORICAL, OR CUSTOMARY MEANING, IMPLICATION, SIGNIFICANCE, EFFECT, OR USE OF CONTRARY IMPORT OF ANY WORD, TERM, PHRASE OR PROVISION HEREIN.

Further, by its acceptance of delivery of this Quitclaim Deed, Grantee or anyone claiming by, through, or under Grantee, hereby fully releases Grantor, the Institution, and the FDIC in any and all of its various other capacities, and their respective employees, officers, directors, representatives, and agents from any and all claims, costs, losses, liabilities, damages, expenses, demands, actions, or causes of action that it or they may now have or hereafter acquire, whether direct or indirect, known or unknown, suspected or unsuspected, liquidated or contingent, arising from or related to the Property in any manner whatsoever. This covenant releasing Grantor, the Institution, and the FDIC in any and all of its various other capacities shall be a covenant running with the Property and shall be binding upon Grantee, its successors, and assigns.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in the Property, if any, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its heirs, personal representatives, successors and assigns, without covenant, representation, or warranty whatsoever and subject to the Permitted Encumbrances.

The fact that certain encumbrances, limitations, or other matters or conditions may be mentioned, disclaimed, or excepted in any way herein, whether specifically or generally, shall not be a covenant, representation, or warranty of Grantor as to any encumbrances, limitations, or any other matters or conditions not mentioned, disclaimed, or excepted. Notwithstanding anything herein to the contrary, however, nothing herein shall be construed or deemed as an admission by Grantor or Grantee to any third party of the existence, validity, enforceability, scope, or location of any encumbrances, limitations, or other matters or conditions mentioned, disclaimed, or excepted in any way herein, and nothing shall be construed or deemed as a waiver by Grantor or Grantee of its respective rights, if any, but without obligation, to challenge or enforce the existence, validity, enforceability, scope, or location of same against third parties.

By its acceptance of delivery of this Quitclaim Deed, Grantee hereby assumes the

payment of all *ad valorem* taxes, standby fees, and general and special assessments of whatever kind and character affecting the Property which are due, or which may become due, for any tax year or assessment period prior or subsequent to the date of this Quitclaim Deed, including, without limitation, taxes or assessments becoming due by reason of a change in usage or ownership, or both, of the Property or any portion thereof.

IN WITNESS WHEREOF, this Quitclaim Deed is executed on 6 JUNE 2014.

FEDERAL DEPOSIT INSURANCE CORPORATION,
as Receiver for Community South Bank, Parsons, TN

By: _____

Name: R. JOHN DAVIS
ATTORNEY IN FACT

Title: Attorney in Fact

ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 6 day of JUNE, _____, by R. JOHN DAVIS, Attorney in Fact of the Federal Deposit Insurance Corporation, as Receiver for Community South Bank, Parsons, TN, on behalf of said entity.

LARRY D. HEATH
MY COMMISSION EXPIRES
October 16, 2017

_____
Notary Public, State of TEXAS

Lot 122

EXHIBIT "A"

Tract 1

Land in the 2nd Civil District of Davidson County, Tennessee and described according to a survey by MEC, Inc. dated June 13, 2003 as follows:

Beginning in the Easterly margin Mt. View Road, 259.70 feet Southwest of the Southwest corner of the Jean Mason Scott property as recorded in Book 5185, Page 414, R.O.D.C., TN; Thence, leaving said margin, South 32°01'52" East a distance of 285.00 feet; Thence, South 57°58'08" West a distance of 300.00 feet; Thence, North 50°56'16" West a distance of 301.25 feet; Thence, along the Easterly margin of Mt. View Road, North 57°58'08" East a distance of 397.61 feet to the Point of Beginning and containing 2.28 acres or 99,410 square feet.

Tract 2

Land in the 2nd Civil District of Davidson County, Tennessee and described according to a survey by MEC, Inc., dated June 13, 2003 as follows:

Beginning in the Northerly margin of Hamilton Church Road, 273.97 feet East of the Easterly margin of Mt. View Road; Thence along the Northerly margin of Hamilton Church Road with a curve to the left an arc distance of 153.07 feet, said curve having a radius of 2707.64 feet, a chord direction of North 56°09'45" West and a chord length of 153.04 feet; Thence along a curve to the left an arc distance of 84.72 feet, said curve having a radius of 1545.95 feet, a chord direction of North 59°21'45" West and a chord length of 84.70 feet; Thence along a curve to the right an arc distance of 42.63 feet, said curve having a radius of 20.00 feet, a chord direction of North 00°08'37" East and a chord length of 35.01 feet; Thence along the Easterly margin of Mt. View Road with a curve to the left an arc distance of 133.65 feet, said curve having a radius of 2363.22 feet, a chord direction of North 59°35'21" East and a chord length of 133.63 feet; Thence North 57°58'08" East a distance of 343.22 feet; Thence, leaving said margin, South 50°56'16" East a distance of 301.25 feet; Thence South 02°22'22" West a distance of 203.26 feet; Thence North 54°15'49" West a distance of 316.38 feet; Thence South 40°29'26" West a distance of 269.49 feet; to the point of beginning and containing 2.98 acres or 129,843 square feet.

Being the same property conveyed by Successor Trustee's Deed from Paul Allen England, Successor Trustee to Community South Bank as recorded on the 14th day of October, 2009 in Instrument No. 20091014-0095274; part of Quitclaim Deed from Global Development, Inc. to The Church of Antioch as recorded on the 1st day of March, 2004 in Instrument No. 20040301-0023031; part of Warranty Deed from Rodney H. Painter to Global Development, Inc. as recorded on the 2nd day of May, 2003 in Instrument No. 20030502-0059030 and Quitclaim Deed from Global Development, Inc. to The Church of Antioch as recorded on the 14th day of April, 2004 in Instrument No. 20040414-0042226, in the Register's Office of Davidson County, Tennessee.

FDIC

1: W Newbold

2: A Fitchue

Date: 11/20/13

OATH OF CONSIDERATION:

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 31,000 .

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6th DAY OF June, 2014.

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-24-2017

CERTIFICATE OF AUTHENTICITY

I, Julie Coone, 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.

JULIE COONE

State of Tennessee
County of Davidson

Personally appeared before me, Jon Paul Johnson, a notary public for this county and state, Julie Coone, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JON PAUL JOHNSON, NOTARY PUBLIC

JON PAUL JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/3/2017