Davidson County DEEDWARR
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Fees:13.00 Taxes:999.00
20011103-0120317

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP
Attorneys At Law
2525 West End Avenue
Suite 1500
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
1000 Industrial Drive Old Hickory, TN 37138	Same	Tax Parcel No. 135/378

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, KS Realty, (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Old Hickory Credit Union (herein referred to as "Grantee"), heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Lot 1 of Canter Chase Commercial, as shown on plat of record in Plat Book 6900, Page 830, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING a portion of the same property conveyed to KS Realty, LLC, by Deed of Record in Book 9790, page 822, Register's Office for Davidson County, Tennessee. KS Realty, LLC is now known as KS Realty by virtue of merger as evidenced by Certificate of Merger filed with the Tennessee Secretary of State.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2001 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or

parcel of land to the said Grantee, its heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 12th day of October, 2001.

GRANTOR:

KS REALTY

Terry Mays

By: Terry Mays
Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $270,000.00.

Bennette A. Dawson
AFFIANT

Subscribed and sworn to before me, this 19 day of October, 2001.

Carlos M. Lincoln
NOTARY PUBLIC

My Commission Expires: 6-5-05

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ MAURY)

Personally appeared before me, Darlene Rice, a Notary Public for the state and county aforesaid, Terry Mays, 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 is the Managing Partner of KS Realty, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 12th day of October, 2001.

Darlene Rice
NOTARY PUBLIC

My Commission Expires: 8/19/03

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