ADDRESS OF NEW OWNER
The Thousand Oaks Trust
101 Point East Drive
Nashville, TN 37216

SEND TAX BILLS TO:
SAME

MAP/PARCEL NO.

Map 82-04 Parcel 219

THIS INSTRUMENT PREPARED BY: Oldham & Dunning, LLC, 109 Public Square, Gallatin, TN 37066 (615) 452-1001.

Davidson County DEEDWARR
Recvd: 04/11/05 09:16 2 pgs
Fees:13.00 Taxes:192.40
20050411-0039332

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of money set forth below, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, THE FARMERS BANK has this day bargained and sold and by these presents does hereby transfer and convey unto THE THOUSAND OAKS TRUST, its successors and assigns, forever, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Thornby Place, as of record in Plat Book 332, page 3, Register's Office for said County, to which plan reference is made for a more complete description.

Said Lot No. 98 fronts 50 feet on the northerly side of Carter Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to the Farmers Bank, by Trustee's Deed from Bruce Oldham, Trustee, dated February 25, 2005, and recorded in Instrument Number 20050225-0021020, Register's Office of Davidson County, Tennessee.

Property Address: 883 Carter Street, Nashville, Tennessee 37206. In the event of any discrepancy between the property address and the legal description, the legal description shall control.

Subject to any easements and restrictions. This property is sold "as is, where is" with no warranties, express or implied, as to the condition of the property or the suitability of the property for any particular purpose. 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, its successors and assigns, in fee simple forever.

GRANTOR for itself and its successors, does covenant with the said GRANTEE, its successors and assigns, that it has not made, done, executed or suffered any act or thing whereby the above-described premises or any part thereof now or at anytime hereafter, shall or may be imperiled, charged or encumbered in any manner, provided, however, GRANTOR expressly disclaims any warranties or representations concerning any matters that would be disclosed by an accurate survey of the above property, including

boundaries, amount of acreage, rights of parties in possession, encroachments, and easements, as well as any other matters not expressly provided herein.

GRANTOR further covenants with the said GRANTEE, its successors and assigns, that it will warrant and defend the title to the said premises against the lawful claims of all parties claiming by, through or under it, but no further or otherwise.

IN TESTIMONY WHEREOF, THE FARMERS BANK has caused its corporate name to be signed hereto on this the 30 day of March, 2005.

THE FARMERS BANK

BY: _____
Andy Nash,
Vice President

STATE OF TENNESSEE

COUNTY OF Robertson

BEFORE me, a notary public for the state and county aforesaid, personally appeared ANDY NASH 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 THE FARMERS BANK, the within named bargainor, a corporation, and that she, as such Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as Vice President.

WITNESS my hand and official seal at White House, Tennessee, this the 30 day of March, 2005.

_____
NOTARY PUBLIC
My Commission Expires:

STATE OF TENNESSEE

COUNTY OF Robertson

I hereby swear or affirm that the actual consideration for this transfer is $52,000.00.

_____, TRUSTEE,
AFFIANT

SUBSCRIBED and sworn to before me this the 30 day of March, 2005.

_____
NOTARY PUBLIC
My Commission Expires: 04/22/08