322.38
13.00

Name and Address of New Owner:
Bettye K. Dodson
531 Amquiwood Court
Madison, TN 37115

Send Tax Bills To:
New Owner

Davidson County DEEDWARR
Recvd: 09/14/06 10:18 2 pgs
Fees:13.00 Taxes:322.38
20060914-0113936

Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

Map-Group-Parcel: 042-08-0 101.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and entered into between **FIRST STATE BANK**, a corporation organized and existing under the laws of the State of Tennessee, with its principal office located at 115 Washington Avenue, Suite 102, Union City, Tennessee 38261, hereinafter called "Grantor", and **Bettye K. Dodson**, its successors and assigns, whose address is 531 Amquiwood Court, Madison, TN 37115, hereafter called "Grantee".

WITNESSETH, That said Grantor for and in consideration of the sum of eighty seven thousand one hundred and thirty dollars ($87,130.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors in such office, as such, the following described real estate situated and being in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 18B Zone Lot Division of Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 51, 52, 53, 54, 55, 56, 57, 58, 59 and 60, Heritage Place of record in Plat Book 6250, page 632, amending Plat Book 5200, page 628, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description of said lot.

DEED REFERENCE:
BEING the same property conveyed to First State Bank by Amended Substitute Trustee's Deed from David G. Mangum, Substitute Trustee of record in Instrument No. 20060824-0104649, Register's Office of Davidson County, Tennessee which amended the Substitute Trustee's Deed from David G. Mangum, Substitute Trustee of record in Instrument No. 20060814-0099479, Register's Office of Davidson County, Tennessee.

This description was copied from the previous deed as well as the deed of trust of record in Instrument No. 20030826-0123715, re-recorded at Instrument No. 20040930-0117998 and modified in Instrument No. 20040903-0106787, said Register's Office.

SUBJECT to Restrictive Covenants contained in instrument of record in Book 6148, page 537, as well as to all matters on the Plan of record in Book 5200, page 628, amended at Book 6250, page 632, said Register's Office.

TAX MAP-PARCEL: 042-08-0 101.00
PROPERTY ADDRESS: 531 Amquiwood Court, Madison, TN 37115 as shown on the records of the Assessor of Property for Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said Grantee, its successors and assigns.

The Grantor conveys the afore-described real estate which is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor, this 11th day of Sept., 2006, has caused this instrument to be executed for it by and through its duly authorized officer.

FIRST STATE BANK

By: Chet Alexander

Title: SVP

STATE OF TENNESSEE
COUNTY OF Obion

BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Chet Alexander who upon oath acknowledged himself to be the Vice President of First State Bank the within named bargainor, a corporation, and he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the foregoing corporation by the said officer.

WITNESS my hand and official seal at office this 11th day of September, 2006.

Charlotte B. Halford
Notary Public

CHARLOTTE B. HALFORD NOTARY PUBLIC AT LARGE GIBSON CO. TENN.

My Commission Expires: 11/12/06

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$87,130.00.**

Affiant

Subscribed and sworn before me, this 11 day of Sept., 2006.

Notary Public

My Commission Expires: 3/15/09

RUTHERFORD CO., TN JUDITH C. MAGNESS STATE OF TENNESSEE NOTARY PUBLIC

DGM File #62457