WARRANTY DEED

ET-07-0347

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Anthony A. Serjan
Affiant

Subscribed and sworn to before me, this 11th DAY OF June, 2007.

Beverly J. Heatherly
Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J. HEATHERLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony A. Serjan	Wilson Bank & Trust	
4275 Samoa Drive	(NAME) 623 W. Main Street	75-6-71
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we RICHARD E. FERGUSON,* hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY A. SERJAN, A SINGLE MAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried

Land in Davidson County, Tennessee, being Lot 304, HERMITAGE ESTATES, SECTION II, as shown on plat of record in Plat Book 3700, Page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Richard E. Ferguson by Quitclaim Deed from Debora D. Ferguson, recorded on the 17th day of April 2002, in Instrument No. 20020417-0047725, in the Register's Office of Davidson County, Tennessee.

Subject to any and all existing restrictions and easements of record if any; including those listed in Plat Book 3700, page 23; Book 3924, page 25; Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 4275 Samoa Drive, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11th day of June, 2007.

Richard E. Ferguson

Davidson County DEEDWARR
Recvd: 06/15/07 09:23 2 pgs
Fees:13.00 Taxes:529.10

20070615-0071698

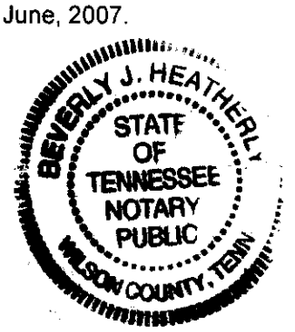
STATE OF Tennessee
COUNTY OF Wilson

On this the 11th day of June, 2007, before me personally appeared Richard E. Ferguson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of June, 2007.

Beverly J. Heatherly

Notary Public



My Commission Expires: 09-16-07

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520