| ADDRESS OF NEW OWNER | SEND TAX BILLS TO: | MAP/PARCEL NO. |
|---|---|---|
| Derek Kimbro<br>134 Volunteer Drive<br>Hendersonville, TN 37075 | SAME | 05204006700 |

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

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, 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 DEREK KIMBRO, in fee simple, his heirs and assigns, forever, the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Certain real property situate in Davidson County, Tennessee, as follows, to-wit:

BOUNDED on the South by Madison College and Sanitarium on the West and Northwest by Arrowhead Estates, Section 1, revised, and on the Northeast by Cheyenne Boulevard and described by survey of Barge, Waggoner, Sumner & Cannon, dated December 12, 1979, as follows:

BEGINNING at the intersection of the Northerly line of Madison College and Sanitarium with the Westerly margin of Cheyenne Boulevard; thence said Sanitarium line, North 86° 35' 19" West 318.76 feet to a point, being the Southeast corner of Lot No. 50, Arrowhead Estates, Section 1; thence with said lot North 03° 26' East 86.18 feet to a point; thence North 50° 08' East 107.37 feet to a point in the Westerly margin of Cheyenne Boulevard; thence with said Boulevard along a curve to the left in a Southeasterly direction with said curve having a central angle of 26° 36' 06", a radius of 630.00 feet, 292.50 feet to the point of beginning.

BEING all of the same property conveyed to The Farmers Bank by Trustee's Deed from Oldham & Dunning, LLC, Trustee dated July 20, 2007 and filed of record in Inst. #20070802-0091890, Register's Office for Davidson County, Tennessee.

Property Address: 0 Cheyenne Boulevard, Madison, TN 37115.

Subject to any easements, restrictions, zoning and building regulations, setback lines, and 2007 taxes, which have been prorated.

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, his heirs and assigns, in fee simple forever.

GRANTOR for itself and its successors, does covenant with the said GRANTEE, his heirs 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,

Davidson County DEEDWARR
Recvd: 10/11/07 14:37 2 pgs
Fees:13.00 Taxes:138.75
20071011-0121138

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, his heirs 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 5th day of October, 2007.

THE FARMERS BANK

BY: _____

ANDY NASH,
Executive 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 himself to be the Executive Vice President of THE FARMERS BANK, the within named bargainor, a corporation, and that he, as such Executive Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Executive Vice President.

WITNESS my hand and official seal at White House, Tennessee, this the 5th day of October, 2007.

_____
NOTARY PUBLIC
My Commission Expires: 9-23-08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE

STATE OF TENNESSEE
COUNTY OF ROBERTSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $37,500.00.

_____
AFFIANT

SUBSCRIBED and sworn to before me this the 5th day of October, 2007.

_____
NOTARY PUBLIC

My Commission Expires: 9-23-08

BRUCE N. OLDHAM NOTARY PUBLIC AT LARGE SUMNER CO., TENNESSEE