This Instrument Was Prepared By:
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Davidson County DEEDWARR
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Fees:18.00 Taxes:388.50
20080422-0040992

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Thomas Cole Guthrie **4936 Briarwood Drive** **Nashville, TN 37211**	**Same**	**Map-Par.** **053-12-0-043.00**

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **COMMUNITY FIRST BANK AND TRUST,** a Tennessee banking corporation, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Thomas Cole Guthrie,** a Tennessee resident, (the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly or southeasterly part of Lot No. 19 of Block "B" on the Map of Subdivision No. 3 of Life and Casualty Insurance Company property at Old Hickory, Tennessee, as of record in Book 974, page 11, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said part of said lot fronts 59.6 feet on the northwesterly side of Park Circle and runs back between lines 96.2 feet on the southwesterly margin of Beck Avenue to a dead line in the rear on which it measures 58.4 feet, more or less.

Being the same property conveyed to Community First Bank and Trust, a Tennessee banking corporation, by Trustee's Deed from J. Christopher Raybeck, Trustee, of record at Instrument No. 20080418-0039881, said Register's Office.

This is improved property at 159 Park Circle, Old Hickory, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs, successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's heirs, successors and assigns forever, all of its right, title and interest in and to said property, and does hereby covenant to and with Grantee, Grantee's heirs, successors and assigns, to defend the title to the property herein conveyed against all persons lawfully claiming the same by, through or under

Grantor, but not otherwise. 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.

In witness whereof, Grantor has caused to be executed this instrument this 18th day of April, 2008.

COMMUNITY FIRST BANK AND TRUST

By: _____
Carl B. Campbell, Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carl B. Campbell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be a Senior Vice President of Community First Bank and Trust, the within named bargainor, a Tennessee banking corporation, and that he as such officer, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such officer.

Witness my hand and notarial seal this 18th day of April, 2008.

(SEAL)



_____
Notary Public

My commission expires: 1.24.09

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $105,000.00.

Affiant

Subscribed and sworn to before me,
this 18th day of April, 2008.

Notary Public

My Commission Expires:

5/22/2010

