Return to:
Bridgehouse Title
342 Cool Springs Blvd, Suite 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY
L. ROBERT GREFSENG
ATTORNEY AT LAW
710 N. MAIN STREET
COLUMBIA, TN 38401

(Preparer is not the "closing agent" pursuant to IRS regulations.)

Davidson County DEEDWARR
Recvd: 02/10/09 11:33 3 pgs
Fees:18.00 Taxes:166.50
20090210-0011532

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, First Farmers and Merchants Bank have this day sold, and by these presents does hereby bargain, sell, transfer and convey unto Jesus Vargas and Wife, Soledad Avalos, as tenants by the entirety, their heirs and assigns the following described property located in Davidson County, Tennessee, more particularly bounded and described as follows, to wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

> Being Lot No. 135 on the Plan of Terragon Trails, Section One, as record in Plat Book 4860, Page 61, as amended in book 5066, Page 836, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.
>
> Being the same property conveyed to First Farmers & Merchants Bank by instrument of record at Item No. 20081204-0117593 as recorded on December 4, 2008 in Davidson County, Tennessee Register of Deed's Office.
>
> This property having a street address of 4732 Volunteer Drive, Antioch, Tennessee 37013
> Tax Map and Parcel: 14905008100

TO HAVE AND TO HOLD said tract or parcel of real estate unto the said Jesus Vargas and Wife, Soledad Avalos, as tenants by the entirety, their

heirs and assigns, together with all rights, title, interest, easements, appurtenances and hereditaments thereunto belonging in fee simple forever.

GRANTOR DOES HEREBY COVENANT will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise. The words "Grantor" and "Grantee" shall include their respective successors and assign where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29TH day of January, 2009.

FIRST FARMERS & MERCHANTS BANK

By _____
McCOY ZACHRY, CREDIT OFFICER

STATE OF TENNESSEE
COUNTY OF MAURY

Personally appeared before me, the undersigned, a Notary Public of said County and State, McCoy Zachry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be CREDIT OFFICER of First Farmers & Merchants Bank, the within named bargainor, a corporation, and that he as CREDIT OFFICER executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand, at office this 29th day of January, 2009.

_____
NOTARY PUBLIC

KAREN L. MEEHLEDER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

MY COMMISSION EXPIRES: 6-23-09

New Owner

PERSON OR AGENCY RESPONSIBLE
FOR TAXES: Jesus Vargas, etux
4631 Artelia Dr.
Antioch TN 37013

STATE OF TENNESSEE
COUNTY OF Maury

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 45,000.00 which sum is equal to or greater than the amount which the property transferred would command at fair voluntary sale.

AFFIANT

SWORN TO AND SUBSCRIBED before me this 29th day of January, 2009.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-23-09