BILL GARRETT, Davidson County
Trans:T20090066770 DEEDWARR
Recvd: 10/01/09 11:07 3 pgs
Fees:18.00 Taxes:370.00
20091001-0091112

This instrument was prepared by
Robert J. Notestine, III, Attorney
4515 Harding Pike, Suite 315
Nashville, TN 37205
13502

Space Below For Recording Purposes:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $100,000.00.

Affiant

RYAN HUNTER ALSUP STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Sworn to and subscribed before me this 29th day of September, 2009.

Notary Public

My Commission Expires: Commission Expires 01/09/2012

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
Shawn M. Parker		142-1A-2.00
7303 Weston Way Drive	New Owner	
Nashville, TN 37221		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **First Farmers and Merchants Bank**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shawn M. Parker**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1-B of Lot No. 1, WESTON WAY, as shown on plat of record in Plat Book 5210, Page 89, as amended and known as Weston Way Condominium, Phase II, recorded in Book 5800, Page 95 and Book 6370, Page 588, 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 by Substitute Trustee's Deed from L. Robert Grefseng, Substitute Trustee to First Farmers and Merchants Bank as recorded on the 2nd day of June, 2009 in Instrument No. 20090602-0050630 and Warranty Deed from Joan E. Taylor, married to Carol Cangemi LeBlanc as recorded on the 26th day of August, 2004 in Instrument No. 20040826-0103213, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to zoning, building restrictions, setback requirements and general utility, sewer, and drainage easements of record, subdivision declarations, reservations, conditions, covenants, assessments, restrictions, rights-of-way, and easements of record; facts that an accurate survey or inspection would disclose, and other matters of public record. Grantee agrees to accept this property in as is condition.

This is improved property known as **7303 Weston Way Drive, Nashville, TN 37221.**

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise. Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS our hands this 30th day of September, 2009.

First Farmers and Merchants Bank

By: _____ _____
McCoy Zachry Shawn M. Parker

Its: Credit Officer, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Jennifer L. Hall of the state and county mentioned, personally appeared McCoy Zachry, with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Vice President of First Farmers and Merchants Bank, the within named bargainor, and as such Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Vice President of First Farmers and Merchants Bank.

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

_____
Notary Public

JENNIFER L. HALL
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

My Commission Expires: 03.23.2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2009, before me personally appeared Shawn M. Parker to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

WITNESS my hand and official seal.

Notary Public

My Commission Expires:

My Commission Expires 02/29/2011

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY