BILL GARRETT, Davidson County
Trans:T20090071694 DEEDWARR
Recvd: 10/21/09 14:04 2 pgs
Fees:13.00 Taxes:371.18
20091021-0097401

This instrument was prepared by
Robert J. Notestine, III, Attorney
Belle Meade Title and Escrow
109 Kenner Avenue, Ste 201
Nashville, TN 37205
13557

Space Below For Recording Purposes:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $100,320.00.

Affiant

Sworn to and subscribed before me this 15th day of October, 2009.

Notary Public

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires 01/09/2012

Address of New Owner:	Send Tax Bills to:	Map-Parcel:
David R. Henley 109 Kenner Avenue Nashville, TN 37205	SAME	12814003100

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, **The Farmers Bank**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David R. Henley and/or assigns**, 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 Lot 102, PLAN OF SECTION TWO, HARPETH PARK, as shown on plat of record in Plat Book 3700, Page 58, as affected by a Surveyor's Certificate of Correction recorded in Book 4226, Page 614, 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 The Farmers Bank by Substitute Trustee's Deed from Steven G. Waters, PLLC, as Substitute Trustee, recorded on the 23rd day of June, 2009 in Instrument No. 20090623-0058249, 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. Current year taxes are to be paid by ___Grantor ____ Grantee.

This is improved property known as **325 Cross Timbers 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 15th day of October, 2009.

The Farmers Bank

By: Andy Nash

Its: Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me Teresa Lindsey of the state and county mentioned, personally appeared Andy Nash with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Exec. Vice President of The Farmers Bank, the within named bargainor, and as such Andy Nash, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such Exec. Vice President of The Farmers Bank.

Witness my hand, at office, this 15th day of October, 2009.

Teresa Lindsey
Notary Public
Expires: 03/18/13

TERESA LINDSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY