BILL GARRETT, Davidson County
Trans:T20090077798 DEEDWARR
Recvd: 11/16/09 12:48 2 pgs
Fees:13.00 Taxes:370.00
20091116-0105273

This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

L&L#2295D

ADDRESS NEW OWNER:
Rick Patterson
957 Bay Drive
Old Hickory, TN 37138

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **75.07**
GROUP
PARCEL **145.00**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wilson Bank & Trust** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Rick Patterson**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 208, on the Plan of Highlands of Tulip Grove, Section III, as of record in Book 4675, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description
>
> Being the same property conveyed to Wilson Bank & Trust by deed from Robert Evans Lee, Substitute Trustee dated October 29, 2009, of record in Instrument No. 20091106-0102947, Register's Office for Davidson County, Tennessee.

This is improved property known as 520 Dutchmans Drive, Hermitage, Tennessee 37076. Possession is to be given on November 12, 2009.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that it 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 the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by through or under said GRANTOR, **BUT NOT OTHERWISE.**

WITNESS our hands this the 12th day of November, 2009.

Wilson Bank & Trust

Ralph Mallicoat, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ralph Mallicoat** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Senior Vice President of Wilson Bank & Trust,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 12th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 4.25.12

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

AFFIANT

Subscribed and sworn to before me on this 12th day of November, 2009.

NOTARY PUBLIC

My Commission Expires: 4.25.12

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE