Tax Liability & Owner:
Aaron L. Sparkman
2707 Natchez Trace
Nashville, Tennessee 37212

This instrument prepared by:
Shawn C. Trail, Attorney
SOUTHEAST COMMUNITY TITLE, INC.
115 South Spring Street
Manchester, Tennessee 37355

Map 105-3, Parcel 138.00; Map 105-5, Parcel 002.00; and
Map 105-4, Parcel 008.00.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, COFFEE COUNTY BANK, has bargained and sold and by these presents does hereby transfer and convey unto AARON L. SPARKMAN, an unmarried man, his heirs and assigns, a certain tract or parcel of land in Field District 14W-00310 of Davidson County, Tennessee, bounded and described as follows, to-wit:

TRACT 1 (Also known as 29 Wharf Avenue, Nashville) Land in Davidson County, Tennessee, being Lot No. 413 on the map of Maury and Claiborne's Addition to Nashville, as of record in Book 21, page 84, Register's Office of Davidson County, Tennessee.

Said Lot No. 413 fronts 40 feet on the easterly side of Wharf Avenue and runs back between parallel lines 150 feet to an alley.

TRACT 2 (Also known as 18 Perkins Street, Nashville) Land in Davidson County, Tennessee, being Lot No. 427 in Maury and Claiborne's Addition to Nashville, Tennessee, a plan of which is of record in Book 21, page 84 and 85, Register's Office for said County.

Said Lot No. 427 fronts 40 feet on the northerly side of Perkins Street and extends back between parallel lines 150 feet to an alley.

TRACT 3 (Also known as 22 Claiborne Street, Nashville) Being Lot No. 400 on the Plan of Maury and Claiborne's Addition to Nashville, as of record in Book 21, page 84 and 85, Register's Office for said County.

Said Lot No. 400 fronts 40 feet on the westerly side of Claiborne Street and run back between parallel lines 165 feet to an alley.

And being the same property conveyed to Coffee County Bank by Trustee's Deed from Kenneth Kirby, Trustee, dated November 30, 2009 and recorded on December 8, 2009 at 1:41 P.M. as Instrument Number 20091208-0112302, Register's Office of Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20100022983 DEEDWARRSP
Recvd: 04/19/10 11:16 2 pgs
Fees:13.00 Taxes:499.50
20100419-0029244

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said AARON L. SPARKMAN, an unmarried man, his heirs and assigns, forever.

AND IT DOES FURTHER COVENANT and bind itself, its successors and assigns to warrant and forever defend the title of said land to AARON L. SPARKMAN, an unmarried man, his heirs and assigns, against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

WITNESS its hand, this the 14th day of April, 2010.

COFFEE COUNTY BANK

By: Kenneth Kirby
Kenneth Kirby, President

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named KENNETH KIRBY, President of COFFEE COUNTY BANK, with whom I am personally acquainted and who acknowledged that he executed the within and foregoing instrument with the authority of the company and for the purposes therein contained.

Witness my hand and official seal this 14th day of April, 2010.

SUSAN R. PRINCE STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Susan R. Prince
NOTARY PUBLIC

My Commission Expires: 12-19-2011

STATE OF TENNESSEE, DAVIDSON COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $135,000.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

Aaron L. Sparkman
AFFIANT

Sworn to and subscribed before me this 14th day of April, 2010.,

SUSAN R. PRINCE STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

Susan R. Prince
NOTARY PUBLIC

My Commission Expires: 12-19-2011