BILL GARRETT, Davidson County
Trans:T20100035953 DEEDWARRSP
Recvd: 06/14/10 14:24 3 pgs
Fees:18.00 Taxes:61.05
20100614-0046057

Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, Tennessee 38402-1431

Return to Tisher & Wolaver, PLLC

# SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Community First Bank & Trust, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Tina Harris, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

> A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:
>
> Land in Davidson County, Tennessee, being Lot No. 121 on the Plan of Sharpe and Crutcher's Addition to East Nashville, as of record in Book 57, Page 82, Register's Office for said County.
>
> Said Lot No. 121 fronts 50 feet on the easterly side of North 5th Street and runs back between parallel lines 165 feet to an alley.
>
> Being the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20080924-0097332, Register's Office of Davidson County, Tennessee
>
> Parcel ID#: 082-04-0-092.00
>
> This deed has been prepared solely upon information furnished by the FIRST PARTY. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.
>
> The above-referenced property is known as 1007 North 5th Street, Nashville, Tennessee 37207.

FIRST PARTY COVENANTS with SECOND PARTY that they have lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; and all other matters of public record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of FIRST PARTY's right, title and interest in and to adjacent streets, alleys and rights of way, subject to the foregoing encumbrances, unto SECOND PARTY and SECOND PARTY's heirs, successors and assigns forever. FIRST PARTY does hereby bind itself and its successors to warrant and forever defend the Property unto SECOND PARTY and SECOND PARTY's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under FIRST PARTY, but not otherwise.

EXCEPT FOR THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED, SECOND PARTY ACKNOWLEDGES THAT FIRST PARTY HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY OTHER REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF HABITABILITY. SECOND PARTY FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Special Warranty Deed, SECOND PARTY agrees to and accepts all of the foregoing matters.

IN WITNESS WHEREOF, this conveyance has been executed on the 9th day of June, 2010.

Community First Bank & Trust

By: _____

Carl B. Campbell, Senior Vice President and Chief Credit Officer

"FIRST PARTY"

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Carl B. Campbell, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President and Chief Credit Officer of Community First Bank & Trust and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 9th day of June, 2010.

My commission expires:
7-17-10

Stephanie Grimaud
Notary Public

STEPHANIE GRIMAUD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE - Davidson COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $16,500.00.

Affiant

Subscribed and sworn to before me, this 11th day of June, 2010.

My commission expires:
11/22/10

Kate Rosenthal
Notary Public

Kate Rosenthal
State Of Tennessee
Notary Public
County of Sumner

| NEW PROPERTY OWNERS: | PERSON(S) RESPONSIBLE FOR TAXES: |
|---|---|
| Tina Harris | New Owner |
| 2952 River Ct | |
| Nashville, TN 37218 | |

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