This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
2309 Crestmoor Road, Ste 300
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20100038254 DEEDWARRSP
Recvd: 06/23/10 11:15 2 pgs
Fees:13.00 Taxes:3052.50
20100623-0049002

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Jonathan J. Cole and Lisa R. Cole	Peoples Home Equity, Inc.	Map 130-08-0
4329 Estes Road	213 Ward Circle, Suite 201	Parcel 021.00
Nashville, TN 37215	Brentwood, TN 37027	

For and in consideration of mutual benefits accruing to the said parties and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FIRST STATE BANK** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **JONATHAN J. COLE AND LISA R. COLE, HUSBAND AND WIFE**, hereinafter called the Grantee, its heirs, successors and assigns, a certain tract/parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Oldfield/Williams Subdivision of record in Plat Book 6050, Page 181, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being conveyed to First State Bank by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee of record as Instrument Number 20100520-0039027, Register's Office for Davidson County, Tennessee, See also Appointment of Substitute Trustee of record in Instrument Number 20100218-0012488, said Register's Office.

This is improved property known as, 4329 Estes Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD said tract/parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its heirs, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out; and Grantor does further covenant and bind itself, its heirs successors and representatives, to warrant and forever defend the title to said land to said Grantee, its heirs, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

The legal description provided herein is exactly the same as in the prior recorded deed.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this 22nd day of June, 2010

First State Bank

BY: _____
James K. Wyatt, Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of June, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared James K. Wyatt with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the Assistant Vice President of **First State Bank**, the within named bargainor, a corporation, and that as such Assistant Vice President being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said James K. Wyatt as such .

Witness my hand and official seal on this the 22nd day of June, 2010.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
Notary Public

Commission Expires: _____

My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $ 825,000.00.

_____
Affiant

Subscribed and sworn before me this 22nd day of June, 2010.

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires JAN. 7, 2013

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