BILL GARRETT, Davidson County
Trans:T20100043909 DEEDWARRSP
Recvd: 07/19/10 10:33 2 pgs
Fees:13.00 Taxes:549.45
20100719-0056173

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $148,500.00.

AFFIANT

Subscribed and sworn to before me, this 16th day of July, 2010.

NOTARY PUBLIC

COMMISSION EXPIRES: June 23, 2014

STEPHANIE G. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-23-2014

Special Warranty Deed

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Southern Legacy Title and Escrow, LLC
5331 Main Street
P.O. Box 1800
SPRING HILL, TN 37174

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number
Kenneth E. Dameron	Community South Bank	150-16-0-A-016.00 CO
3112 Windsail Trail	4930 Columbia Highway	
Antioch, TN 37013	Spring Hill, TN 37174	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, by the hereinafter named Grantee(s), Community South Bank, hereinafter referred to as Grantor(s), have bargained and sold, and does hereby transfer and convey unto Kenneth E. Dameron and wife, Mary E. Dameron, hereinafter called the Grantee(s) their heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 26 on the Final Plat of Windhaven Shores, Inc., Section One, of record in Instrument No. 20030219-0021779, said Register's Office for said County, to which reference is made for a more complete description. Description is the same as the previous deed of record.

Being the same property conveyed to Community South Bank by Trustees Deed from Gary B. Fisher, Trustee, dated 10/15/2007, of record in Instrument No. 20071015-0122106, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Easements or claims of easements not shown by the Public Records. Taxes for the year 2010, a lien, not yet due or payable. Subject to all matters shown on the Plan of record in Instrument No. 20070312-0029920, Register's Office of Davidson County, Tennessee.

This is improved property known as 3112 Windsail Trail, Antioch, Tennessee 37013

This document was prepared without the benefit of a title search.

To have and to hold said real estate with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever. The undersigned covenants with the said grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and that it is unencumbered except by lien of the 2010 real property taxes, which taxes are being prorated between the parties herein, with the grantees to pay said taxes when due. This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By acceptance of this deed, grantees acknowledge that they have inspected the property and are satisfied with its condition and they accept the property "as is".

Wherever 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 my hand this 16th day of July, 2010.

Community South Bank

By: Neal Headden, Regional President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Neil Headden, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Regional President of Community South Bank, the within named bargainor, a corporation, and that he as such Regional President executed the foregoing instrument for the purposes contained, by signing the name of the corporation by himself as Regional President.

Witness my hand and official seal at Spring Hill, Tennessee, this 16th day of July, 2010.

Notary Public
My Commission expires: June 23, 2014

FILE NO: 2010070010

STEPHANIE G. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-23-2014