This Instrument Was Prepared By:
Ralph O. Frazier, Jr.
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P10-0328-D

BILL GARRETT, Davidson County
Trans:T20100044165 DEEDWARR
Recvd: 07/20/10 08:17 2 pgs
Fees:13.00 Taxes:190.55
20100720-0056507

WARRANTY DEED

Address of New Owners:
Mr. Cason A. Dickinson
212 Kensington Park Drive
Nashville, TN 37216

Send Tax Bills To:
New Owners

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, TRISTAR BANK, a Tennessee banking corporation, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto CASON A. DICKINSON, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lying and being Davidson County, State of Tennessee, and being Lot Nos. 8, 9 and 10 of the Plan of Patterson & Young's Gallatin Road Subdivision, as more fully shown on a plat of record in Book 547, Page 38, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to TriStar Bank, by Substitute Trustee's Deed from Brian Ragan, Substitute Trustee, dated September 23, 2009 and of record in Instrument Number 20091005-0092115, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Gillock Street.

This conveyance is subject to all matters shown on a plat of record in Plat Book 547, Pages 37 and 38, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 4315, Page 988, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Dedication of Easement for water mains and appurtenances of record in Book 8531, Page 544, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a Dedication of Easement for storm sewers and/or sanitary sewers of record in Book 6590, Page 53, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an unrecorded Ground Lease Agreement between Southern Woodenware, Inc., and the United States Postal Service dated November 7, 2002.

This is ( ) Unimproved (X) Improved property known as 110 Gillock Street, Nashville, TN 37216

THIS CONVEYANCE IS SUBJECT TO: 2010 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs 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 whomsoever. 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 the 9th day of July, 2010.

TriStar Bank

BY: _____

Melissa Street, Executive Vice-President

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Melissa Street with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who upon her oath acknowledged herself to be the Executive Vice-President of TriStar Bank, with within named bargainor and that as such Executive Vice-President, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Melissa Street as such Executive Vice-President.

Witness my hand and official seal this the 9th day of July, 2010.

_____

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2014

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $51,500.00.

_____

Affiant

Subscribed and sworn to before me, this the 8th day of July, 2010.

_____

Notary Public

JOHN M. BAIRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/6/14

My Commission Expires 1/6/14

Map: 61-15
Parcel: 297.00