Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20100071762 DEEDWARRSP
Recvd: 11/12/10 11:44 3 pgs
Fees:18.00 Taxes:547.60
20101112-0090714

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $148,000.00.

Affiant

Subscribed and sworn to before me this 4th day of November, 2010.

Notary Public
My Commission Expires: 04/06/13

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

10-0372

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey D. Wilkerson	New Owner	See Legal Description
1016 Whites Creek Pike		
Nashville, TN 37206		

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **First Citizens National Bank,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jeffrey D. Wilkerson,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

TRACT I:

123 Elmhurst Avenue, Nashville, TN 37207
Map 71-14 Parcel 289.00

Land in Davidson County, Tennessee, being part of Lot No. 8 of Block "E" on the Map of Eastview Subdivision of record in Book 547, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 8 fronts 55 feet on the westerly side of Elmhurst Avenue and runs back between lines, 100 feet on the south line and 100 feet 6 inches on the north line along the southerly margin of Lucille Avenue, to a dead line on which it measures 66 feet, more or less.

TRACT II:

998½ and 1000 McFerrin Avenue, Nashville, TN 37206
Map 82-4 Parcel 305.00

PARCEL I:
Land in Davidson County, Tennessee, being Lot No. 2 on the Map of Alexander's Petway Avenue Subdivision, of record in Book 547, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 2 fronts 110 feet on the westerly side of McFerrin Avenue and runs back 220 feet to a dead line which measures 100 feet.

PARCEL II:
Land in Davidson County, Tennessee, being a narrow strip of land along the easterly boundary line of Lot No. 1 on the Plan of Alexander Petway Avenue Subdivision, of record in Book 547, Page 87, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Beginning at a point in the Granada proposed interchange just north of McFerrin Avenue as widened and the easterly margin of said Lot No. 1; thence westerly 2 feet to an iron pin; thence northerly and parallel with the easterly margin of said Lot No. 1, 114 feet to an iron pin; thence easterly 2 feet to an iron pin in the easterly margin of said Lot No. 1.

Included in the above description but expressly excluded from this conveyance are the following two (2) conveyances:

Being that portion of Lot No. 2 as described in a Warranty Deed from Curtis L. Sparkman and wife, Katherine Sparkman to The State of Tennessee for the use and benefit of the Department of Highways of record in Book 4013, Page 613, said Register's Office.

Being that portion of Lot No. 2 as described in a Warranty Deed from Curtis Sparkman and wife, Katherine Sparkman to Douglas H. Dunnebacke and wife, Sue M. Dunnebacke of record in Book 2195, Page 27, said Register's Office.

TRACT III:

1013 Granada Court, Nashville, TN 37206
Map 83-1 Parcel 453.00

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Lots 10 thru 13, Granada Place, of record in Book 6200, Page 514, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 13 fronts 145.03 feet on the northwesterly curve of Granada Court and extends back 66.60 feet on the westerly line and 75.72 feet on the northerly line to a dead line in the rear, measuring 30.40 feet thereon.

Being part of the property conveyed to First Citizens National Bank by Trustee's Deed from Ralph Henson, Trustee, dated February 26, 2010, recorded in Instrument No. 20100302-0015964, Register's Office for said County.

This conveyance is subject to any and all restrictions and easements of record.

These are improved properties located in **Davidson County, Nashville, Tennessee.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS 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, but such covenants exist only to the extent of any claims arising by, through or under the GRANTORS. GRANTORS hereby covenant with GRANTEES that GRANTORS will forever defend GRANTEES against claims of all persons claiming by, through or under GRANTORS, but no further or otherwise.

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 our hands this 29th day of October, 2010.

First Citizens National Bank

BY: Ralph Henson

Ralph Henson
Executive Vice President

STATE OF TENNESSEE
COUNTY OF Dyer

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Ralph Henson**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **Executive Vice President** of **First Citizens National Bank** and that he is authorized by **First Citizens National Bank** to execute this instrument on its behalf by himself as such **Executive Vice President**.

Witness my hand and official seal at Dyersburg, Tennessee, this 29th day of October, 2010.

Crista D Swanner
Notary Public

My Commission Expires: My Commission Expires: 04/21/2014

