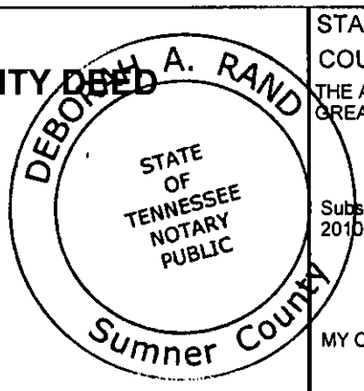
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 21st DAY OF December, 2010.

Notary Public

MY COMMISSION EXPIRES: 12/28/13

(AFFIX SEAL)

G-VRES-10-1112

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen M. Smith	F&M Bank	
1112 Sharpe Avenue	(NAME) 50 Franklin St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Clarksville, TN 37040	83-1-349.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we MICHAEL HAARBAUER AND WIFE, JENNIFER HAARBAUER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHEN M. SMITH , AN UNMARRIED PERSON, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 13 ON THE MAP OF J. B. HANCOCK'S EAST END ADDITION OF RECORD IN BOOK 57, PAGE 133, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 13 FRONTS 50 FOOT ON THE SOUTHERLY SIDE OF SHARPE AVENUE AND RUNS BACK 147.73 FEET ON THE WESTERLY LINE AND 148.84 FEET ON THE EASTERLY LINE TO AN ALLEY ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL HAARBAUER AND WIFE, JENNIFER HAARBAUER BY WARRANTY DEED FROM RICHARD L. RIDER, AN UNMARRIED PERSON, RECORDED ON THE 13TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040413-0041544, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 133; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1112 Sharpe Avenue, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their 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.

BILL GARRETT, Davidson County
Trans:T20110000601 DEEDWARR
Recvd: 01/04/11 08:57 2 pgs
Fees:13.00 Taxes:869.50
20110104-0000840

Witness my/our hand(s) this 21st day of December, 2010.

Michael Haarbauer

Jennifer Haarbauer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Haarbauer and Jennifer Haarbauer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st day of December, 2010.

Notary Public

My Commission Expires: 12-03-13

(SEAL)

THOMAS SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903