Name & Address of New Owner and Send Tax Bills To:
Rita L. Schaefer
549 E. Maple Street
Madison, TN 37115

PICK-UP

BILL GARRETT, Davidson County
Trans:T20110008273 DEEDWARRSP
Recvd: 02/08/11 14:10 2 pgs
Fees:13.00 Taxes:159.10
20110208-0011158

Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

Map-Group-Parcel: 043 14 0 038.00

SPECIAL WARRANTY DEED

THIS SPEICAL WARRANTY DEED made and entered into between **FIRST STATE BANK**, a banking institution organized and existing under the laws of the State of Tennessee, with its principal office located at 115 Washington Avenue, Suite 102, Union City, Tennessee 38261, hereinafter called "Grantor", and **Rita L. Schaefer, married**, her heirs and assigns, hereafter called "Grantee."

WITNESSETH, That said Grantor for and in consideration of the sum of Forty-Three Thousand and 00/100 Dollars (**$43,000.00**), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto her heirs and assigns, the following described real estate situated and being in Davidson County, Tennessee, to-wit:

Being Lot No. 10 on the map of the subdivision of Tract No. 1, Forest Park Acreage Tracts, Madison, Tennessee, as of record in Book 843, page 81, Register's Office for said County, described as follows:

Beginning on the northerly margin of East Maple Street at the corner of Lots Nos. 9 and 10; thence with the line between said two lots, northwardly 199.5 feet; thence S. 38 degrees E. 230 feet to the northerly margin of East Maple Street; thence with said Street westwardly 114.6 feet to the beginning, said lot being triangular in shape.

DEED REFERENCE:
BEING the same property conveyed to First State Bank by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, of record in Instrument No. 20101112-0090665, Register's Office of Davidson County, Tennessee.

And further being the same property conveyed to Barry G. Bynum and wife, Amy D. Bynum, by deed from Vivian S. Page, of record in Book 10959, page 836, dated May 26th, 1998, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in the said Register's Office.

This description was taken from the Substitute Trustee's Deed of record in Instrument No. 20101112-0090665, said Register's Office.

TAX MAP-PARCEL NO.: 043 14 0 038.00
PROPERTY ADDRESS 541 East Maple Street, Madison, TN 37115, as shown on the tax maps for the Assessor of Property for Davidson County, TN.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said Grantee, her heirs and assigns.

The Grantor conveys the afore-described real estate which is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor, this 4 day of February, 2011, has caused this instrument to be executed for it by and through its duly authorized officer.

FIRST STATE BANK

By: Dan Hawkins
DAN HAWKINS

Title: COMMUNITY BANK PRESIDENT

STATE OF TENNESSEE
COUNTY OF Sumner

BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Dan Hawkins who upon oath acknowledged himself to be the Community Bank President of First State Bank the within named bargainor, a banking institution, and he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said lending institution by himself as said officer.

WITNESS my hand and official seal at office this 4 day of February, 2011.

Vanessa K Reeder
Notary Public

VANESSA K. REEDER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

My Commission Expires: 10-19-11

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is **$43,000.00**.

Affiant

Subscribed and sworn before me, this 4 day of February, 2011.

Vanessa K Reeder
Notary Public

My Commission Expires: 10-19-11

VANESSA K. REEDER NOTARY PUBLIC AT LARGE ROBERTSON COUNTY

DGM File #70095