Prepared by:

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

BILL GARRETT, Davidson County
Trans:T20110030162 DEEDWARRSP
Recvd: 05/20/11 11:04 2 pgs
Fees:13.00 Taxes:139.12
20110520-0038772

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $37,600.00.

Affiant

Subscribed and sworn to before me this 16th day of May, 2011.

Notary Public
My Commission Expires: 4/6/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

11-0166

Address of New Owner:	Send Tax Bills to:	Tax Information:
Patrick L. Mickler	Patrick L. Mickler	94-1
900 South 13th Street	9659 Brunswick Drive	245.00
Nashville, TN 37206	Brentwood, TN 37027	

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 **Patrick L. Mickler and wife, Lois J. Mickler and Coordination Plus, LLC, tenants in common,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Mabelle Subdivision, of record in Book 547, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 24 fronts 49.5 feet on the westerly margin of South Thirteenth Street and extends back 140 feet on the northerly line and 138.5 feet on the southerly line, to a line in the rear measuring 49.7 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.

This is improved property located at **900 South 13th Street, Nashville, TN 37206.**

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 11th day of May, 2011.

First Citizens National Bank

BY: _____
Sherrell Armstrong
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 **Sherrell Armstrong**, 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 11th day of May, 2011.

Brenda Enoch
State Of Tennessee Notary Public
County Of Dyer

Brenda Enoch
Notary Public

My Commission Expires: 9-9-2014