(1)

Prepared by:

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $151,000.00.

Affiant

Subscribed and sworn to before me this 27th day of May, 2011.

Notary Public
My Commission Expires: 04/06/13

LARRYN WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

BILL GARRETT, Davidson County
Trans:T20110034252 DEEDWARRSP
Recvd: 06/08/11 10:24 2 pgs
Fees:13.00 Taxes:558.70
20110608-0043834

11-0179

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jeffrey D. Wilkerson	new owner	SEE LEGAL
1016 Whites Creek Pike		DESCRIPTION
Nashville, TN 37207		

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, a married man,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

TRACT I: 332 Marshall Street, Nashville, TN 37207 Map 71-11 Parcel 142.00

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of S.A. Buchanan's Re-Subdivision of Lot Nos. 4, 5, 6, 12, 13, 18, 19, 24, 25, 30 and 31 of the Trinity Heights Addition, of record in Book 547, Page 166, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT II: 334 Marshall Street, Nashville, TN 37207 Map 71-11 Parcel 143.00

Land in Davidson County, Tennessee, being Lot No. 5 on the Map of S.A. Buchanan's Re-Subdivision of certain lots in the Trinity Heights Addition, of record in Book 547, Page 166, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT III: 1407 Pennock Avenue, Nashville, TN 37207 Map 71-11 Parcel 239.00

Land in Davidson County, Tennessee, being Lot Nos. 221, 222 and 223 on the Plat of the Highland Land Cos., Subdivision, of record in Book 421, Page 14, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

TRACT IV: 720 Oneida Avenue, Nashville, TN 37216 Map 71-12 Parcel 225.00

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Victory Heights, of record in Book 1130, Page 97, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

All tracts 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, said Register's Office.

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

This is improved properties located in **Davidson County, 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 23rd 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 23rd day of May, 2011.

Brenda Enoch
Notary Public

Brenda Enoch
State Of Tennessee
Notary Public
County Of Dyer

My Commission Expires: 9-9-2014