NEW OWNER:

REYES CONSTRUCTION, INC.
3008 Lookout Point
Greenbrier, TN 37073

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 11-0370

Tract I: Map & Parcel 04515015300
Tract II: Map & Parcel 04315015400
Tract III: Map & Parcel 04315016600

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20110036749 DEEDWARRSP
Recvd: 06/20/11 12:26 4 pgs
Fees:23.00 Taxes:120.25
20110620-0047072

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Thirty-Two Thousand Five Hundred and 00/100 Dollars ($32,500.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILSON BANK & TRUST, a Tennessee banking corporation** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **REYES CONSTRUCTION, INC., a Tennessee Corporation**, ("Grantee"), its successors and assigns, forever, the following tracts or parcels of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, described as follows, to-wit:

Tract No. I:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee, and being the property of TCMC Madison-Portland, Inc., of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc. Stanley K. Draper, R.L.S. #2389, dated 11-16-06, and being Lots 1-4 of Anderson's

Subdivision, Block "A", of record in Plat Book 974, Pages 36 & 37 and being more particularly described as follows:

BEGINNING at an iron pin old in the southerly right-of-way line of East Old Hickory Boulevard, at its intersection with the easterly right-of-way line of Larkin Springs Road,

Thence with said southerly right-of-way line, S 84 deg. 11' 34" E, 76.89' to an iron pin new, being the northwesterly corner of Lot 5, in said subdivision;

Thence with the westerly line of Lot 5, S 6 deg. 34' 02" W, 128.43 to an iron pin new in the northerly line of the TCMC Madison-Portland property, of record in Instrument No. 20060403-0037167, Map 43-15, Parcel 166;

Thence, with said northerly line, N 83 deg. 20' 05" W, 80.18 to an iron pin new, in the easterly right-of-way line of Larkin Springs Road;

Thence, N 8 deg. 03' 09" E, 127.32' to the POINT OF BEGINNING and containing 10040 square feet, or 0.230 acres, more or less.

Tract No. II:

Land lying within the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc. of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to the boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-10-06, and being Lots 5 & 6 of Anderson's Subdivision, Block "A", of record in Plat Book 974, Pages 36 & 37 and being more particularly described as follows:

BEGINNING at an iron pin new in the southerly of East Old Hickory Boulevard, being the northeasterly corner of Lot 4, of said subdivision;

Thence, with said southerly right-of-way line, S 84 deg. 11' 34" E, 48.06' to an iron pin old, being the northwesterly corner of Lot 7, said subdivision;

Thence, with the westerly line of Lot 7, S 5 deg. 39' 09" W, 129.17' to an iron pin old in the northerly line of the TCMC Madison-Portland property, of record at Instrument No. 20060403-0037167, Map 43-15, Parcel 166;

Thence, with said northerly line, N 83 deg. 20' 05" W, 50.12' to an iron pin new at the southeast corner on said Lot 4;

Thence, N 6 deg. 34' 02" E, 128.43 to the POINT OF BEGINNING and containing 6322 square feet, or 0.145 acres, more or less.

Tract No. III:

Land lying in the 9th Councilmanic District of Nashville, Davidson County, Tennessee and being the property of TCMC Madison-Portland, Inc., Map 43-15, Parcel 166 of record at Instrument No. 20060403-0037167, at the Register's Office for Davidson County, Tennessee, and being described according to a boundary survey by Hart, Freeland, Roberts, Inc., Stanley K. Draper, R.L.S. #2389, dated 11-22-06, and being more particularly described as follows:

BEGINNING at an iron pin new in the easterly right-of-way line of Larkin Springs Road, at the southwesterly corner of Lots 1-4, Anderson's Subdivision, Block "A", of record in Plat Book 974, Pages 36 & 37;

Thence, with said south line of said Subdivision, S 83 deg. 20' 05" E, 395.47' to a concrete monument old, being the northwesterly corner of Lot 96, Kingsway Green, Section 1, of record in Plat Book 3842, Page 227;

Thence, S 7 deg. 50' 46" W, 101.13' to an iron pin old at the northeast corner of the TCMC Madison-Portland, Inc. property, Map 43-15, Parcel 167 of record at Instrument No. 20060403-0037167;

Thence, N 83 deg. 13' 23" W, 395.81' to an iron pin new in the easterly right-of-way line of Larkin Springs Road;

Thence, N 8 deg. 08' 09" E, 100.37' to the POINT OF BEGINNING and containing 39851 square feet, or 0.915 acres, more or less.

Being the same property conveyed to WILSON BANK & TRUST by Substitute Trustee's Deed from Robert Evans Lee, Substitute Trustee, dated March 25, 2011, and of record in Instrument No. 20110331-0024853, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS UNIMPROVED PROPERTY which has the address of **103 LARKIN SPRINGS ROAD, MADISON, TENNESSEE; 1102 OLD HICKORY BOULEVARD, MADISON, TENNESSEE; AND 1104 OLD HICKORY BOULEVARD, MADISON, TENNESSEE**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming through and under Grantors, **BUT NOT FURTHER OR OTHERWISE.**

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Book 974, Pages 36 and 37, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed this instrument by its duly authorized officer, this 15th day of June, 2011.

WILSON BANK & TRUST

By: _____
RALPH MALLICOAT
Its: SENIOR VICE PRESIDENT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **RALPH MALLICOAT**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **SENIOR VICE PRESIDENT** of **WILSON BANK & TRUST**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 14th day of June, 2011.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$32,500.00**.

_____
AFFIANT

Sworn to and subscribed to before me this 15th day of June, 2011.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY