RECORD AND RETURN TO:
Mitchell A. Watts, Attorney
2400 Crestmoor Road #102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110050920 DEEDWARRSP
Recvd: 08/18/11 11:29 3 pgs
Fees:18.00 Taxes:1646.50
20110818-0063937

Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, Tennessee 38402-1431

[redacted]

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Community First Bank & Trust, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Tiffiny Tung and Steve Wernke, wife and husband, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee being Lot No. 38 on the Plan of Idlewild, as of record in Book 161, Page 120, Register's Office of Davidson County, Tennessee.

Said Lot No. 38 fronts 50 feet on the south side of Halcyon Avenue, and runs back between parallel lines 150 feet to an alley.

Description same as previous deed.

Tax Map & Parcel: 118-01-0-154.00.

Being the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20101001-0078739, Register's Office of Davidson County, Tennessee.

The street addresses for the above described property is: 1103 Halcyon Avenue, Nashville, Tennessee 37204.

This deed has been prepared solely upon information furnished by the FIRST PARTY. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

FIRST PARTY COVENANTS with SECOND PARTY that it has lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be the

responsibility of SECOND PARTY; and all other matters of public record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of FIRST PARTY's right, title and interest in and to adjacent streets, alleys and rights of way, subject to the foregoing encumbrances, unto SECOND PARTY and SECOND PARTY's heirs, successors and assigns forever. FIRST PARTY does hereby bind itself and its successors to warrant and forever defend the Property unto SECOND PARTY and SECOND PARTY's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under FIRST PARTY, but not otherwise.

EXCEPT FOR THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED, SECOND PARTY ACKNOWLEDGES THAT FIRST PARTY HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY OTHER REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF HABITABILITY. SECOND PARTY FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Special Warranty Deed, SECOND PARTY agrees to and accepts all of the foregoing matters.

IN WITNESS WHEREOF, this conveyance has been executed on the 17th day of August, 2011.

Community First Bank & Trust

By: _____
Carl B. Campbell, Senior Vice President

"FIRST PARTY"

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Carl B. Campbell, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Community First Bank & Trust and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 17th day of August, 2011.

My commission expires: 12/24/14

Notary Public

STEPHANIE GRIMAUD STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

STATE OF TENNESSEE - DAVIDSON COUNTY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 445,000.00.

Affiant

ROBIN L. BURCH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 17th day of August, 2011.

My commission expires: 7-8-2013

Notary Public

NEW PROPERTY OWNERS:	PERSON(S) RESPONSIBLE FOR TAXES:
Tiffiny Tung	Franklin American Mortgage Company
1103 Halcyon Avenue	501 Corporate Centre Drive #400
Nashville, TN 37204	Franklin, TN 37067

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