NEW OWNER:
ARMEN SAFARIAN
6508 JOCELYN HOLLOW ROAD
NASHVILLE, TN 37205

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

FILE NO: 12-0172

Map and Parcel 11514005700

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20120020515 DEEDWARRSP
Recvd: 03/21/12 14:36 3 pgs
Fees:18.00 Taxes:777.00
20120321-0024082

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Ten Thousand and 00/100 Dollars ($210,000.00)** 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 **ARMEN SAFARIAN and RUSSELL BUCHI,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 732 on the Plan of West Meade Farms, Inc., Section VII, as shown on the plat of the same of record in Plat Book 2331, Page 13, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property.

Being the same property conveyed to WILSON BANK & TRUST by Substitute Trustee's Deed from Jamie D. Winkler, Substitute Trustee, dated September 29, 2011, and of record in Instrument No. 20111005-0077062, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of 6504 JOCELYN HOLLOW ROAD, NASHVILLE, TN 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs 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 Plat Book 2331, Page 13, 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.

WITNESS OUR SIGNATURE hereto this 20th day of March, 2012.

WILSON BANK & TRUST

By: _____

RALPH MALLICOAT, 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 20th day of March, 2012.

_____
NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7.8.2014 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$210,000.00.**

Russell Burch

AFFIANT

Sworn to and subscribed to before me this 20th day of March, 2012.

NOTARY PUBLIC

My commission expires:

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