This instrument prepared by:

DAVID W. MARTTALA, ESQ.
FIRST COMMUNITY TITLE & ESCROW
200 East Main Street
McMinnville, Tennessee 37110

Person or Entity Responsible for Payment of Property Taxes and Owner:

Kelton Homes, LLC
2550 Meridian Blvd., Suite 350
Franklin, TN 37067

FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE)
)
TO:)
)
KELTON HOMES, LLC)

SPECIAL WARRANTY DEED

Tax Map Ref.: 119 13 0 242.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable consideration, **FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE,** has this day bargained, sold, transferred, and conveyed unto **KELTON HOMES, LLC**, its successors and assigns, a tract of land located in DAVIDSON COUNTY, TENNESSEE, and described as follows, to wit:

> Being Lot No. 103 on the Plan of College Heights, of record in Book 332, Page 19, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Together with easement for joint driveway as described in Book 8768, Page 39, said Register's Office.
>
> Being Tract No. 2 conveyed to First National Bank of McMinnville, Tennessee, by deed from David W. Marttala, Trustee, of record in Instrument Number 20120229-0017485 of the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all right, title and appurtenances thereto belonging unto the said Grantee, its successors and assigns, forever.

Grantor does covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of the said land, that Grantor has a good and lawful right to sell and convey the same, and that the same is free from all encumbrances from and after the date Grantor acquired title hereto, but no further or otherwise.

Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land unto the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever claiming by through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 24th day of May, 2012.

FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE

By: _____
RANDY FLETCHER, President

BILL GARRETT, Davidson County
Trans:T20120041120 DEEDWARRSP
Recvd: 06/05/12 08:57 2 pgs
Fees:13.00 Taxes:177.60
20120605-0048697

STATE OF TENNESSEE)
RUTHERFORD)
COUNTY OF ~~WARREN~~)

Before me, the undersigned Notary Public for the State of Tennessee, personally appeared **RANDY FLETCHER,** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of **FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE**, the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such President.

Witness my hand this the 31 day of May, 2012.

Kimberly L Patterson
Notary Public for the State of Tennessee

KIMBERLY L. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 3/18/15

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $48,000.00.

Affiant

Subscribed and sworn to before me on this the 31st day of May, 2012.

Kimberly L Patterson
Notary Public for the State of Tennessee
Register of Deeds

KIMBERLY L. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 3/18/15