This Instrument Prepared By:
HomeSouth Title, Inc.
512 Madison Street
Clarksville, TN 37040

BILL GARRETT, Davidson County
Trans:T20120066632 DEEDWARRSP
Recvd: 09/05/12 15:27 2 pgs
Fees:13.00 Taxes:666.00
20120905-0080355

SPECIAL WARRANTY DEED

F&M Real Estate Transfer Corporation
To
John R. Wilkerson and Brenda B. Wilkerson

FOR AND IN CONSIDERATION, of the sum of TEN DOLLARS ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **F&M Real Estate Transfer Corporation** hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **John R. Wilkerson and wife, Brenda B. Wilkerson,** as equal tenants in common, hereinafter called the Grantee, its successors and/ or assigns, a certain parcel of land located in Davidson Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 360 on the plan of Phase Four, Lenox Village, of record as Instrument No. 20040806-0094784 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Patricia A. Wahl by Deed from Regent Homes, LLC, A Tennessee limited liability company dated October 18, 2005 and filed for record on October 20, 2005 in Instrument 200510200126825, Register's Office for Davidson County, Tennessee AND Being a portion of the property conveyed to F&M Real Estate Transfer Corporation by Foreclosure Deed from Jonathan R. Vinson, Trustee dated March 2, 2012 of record in Instrument Number 20120321-0024121 in the Register's Office for Davidson County, Tennessee.

Map/Parcel 173 09 0A 339.00

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, it successors and/or assigns, forever.

GRANTOR does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and/or assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS WHEREOF, Grantor has hereunto signed on this the 30th day of August, 2012

GRANTOR:

F&M Real Estate Transfer Corporation

David Thomas
Vice President

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, David Thomas, the Vice President (capacity) of, F&M Real Estate Transfer Corporation with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this 30th day of August, 2012.

SHARON S. BOOTH NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.

Sharon S Booth
Notary Public:

My Commission Expires: 11-17-15

Name & Address of
Property Owner:

John R. Wilkerson
Brenda B. Wilkerson
1531 Gordon Petty Drive
Brentwood, TN 37027

Name & Address of Person
Responsible for Payment of Taxes (if different)

Same

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property Transferred, whichever is greater is $180,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John R Wilkerson
Affiant

Subscribed and sworn to before me this 30th day of August 2012.

Sharon S Booth
Notary Public:

My Commission Expires: 11-17-15

SHARON S. BOOTH NOTARY PUBLIC AT LARGE MONTGOMERY CO. TENN.