Warranty Deed
In Lieu of Foreclosure

Davidson County DEEDWARR
Recvd: 09/07/12 14:12 6 pgs
Fees:33.00 Taxes:611.20
20120907-0081386

THIS INSTRUMENT WAS PREPARED BY:
Stewart, Johnson, Conner, Manson & Associates LLP

Address of New Owner	Send Tax Bills To	Map-Parcel No.
Citizens Savings Bank & Trust Company 1917 Heiman Street Nashville, Tennessee 37208	Citizens Savings Bank & Trust Company 1917 Heiman Street Nashville, Tennessee 37208	05915012800 09202045800 04800001600

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Sixty Five Thousand One Hundred Eighty Eight and 51/100 Dollars ($165,188.51).

Affiant

SUBSCRIBED AND SWORN TO before me, this 7th day of August 2012.

PATRICIA O MAYS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: Sept. 9, 2014

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration as herein recited, the receipt and sufficiency of which are hereby acknowledged, Paul W. Harper DBA Rapid Food Mart and Thelma M. Harper, Grantor, had bargained and sold, and by these present does transfer and convey unto the said Citizens Savings Bank & Trust Company, Grantees, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, to wit;

See Exhibit A

This property is commonly known as: 714 Ringold Dr., 2726 Scovel St, and 0 Clarksville Pike

This warranty Deed is executed, delivered and accepted as satisfaction of the indebtedness described in the certain Deed of Trust dated July 29, 2005, being of record in Instrument No.20050808-0093112 and amended in Instruments 20081217-0120808, 20091117-0105749, 20100621-0048087, 20100621-0048193, and 20110601-0041788 Register's Office for Davidson County. It is the intention of the Grantor to transfer absolute title to the above described premises to the Grantee free of any equity redemption, statutory right of redemption and any other rights of redemption by the Grantor. It is the further intention of the Grantor by its execution hereof and the Grantee by its acceptance hereof that the liens created by the above described Deed of Trust shall be satisfied and released.

TO HAVE AND TO HOLD the said described premises, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it successors and assigns, forever, free, clear and discharged of and from all former grants, charges, taxes, judgments, deeds of trust, liens and encumbrances of whatsoever nature.

And Grantor does further covenant and bind Grantor, its successor and assigns, to warrant and forever defend the title to the said described premises to the said Grantee, his successor and assigns against the lawful claims of all persons whomsoever.

Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, by and between Grantor and Grantee by which Grantor retains any rights to repurchase or reacquire the premises on any portion thereof.

Witness our hand this 7th day of August 2012.

Paul W. Harper DBA Rapid Food Mart

Thelma M. Harper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and State, Paul W. Harper and Thelma M. Harper, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, this 7th day of August 2012

Patricia O. Mays
Notary Public

My Commission Expires: Sept. 9, 2014

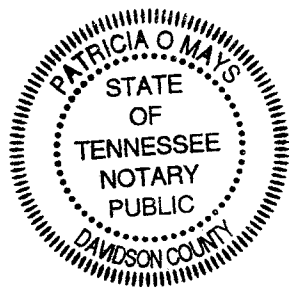


Exhibit A

Tract I
Land in Davidson County, Tennessee being Lot No. 23 on the Map of Fisk exclusive subdivision of a part of the Morrison Home Tract, of record in Book 547, Page 157, Registers Office for said County.

Said Lot No. 23 fronts 52 feet 9 inches on the north side of Scovel Street and runs back between lines with the easterly margin of 28th Avenue North 143 feet to Rogan Avenue and shows 59 feet 10 inches on said Avenue.

Being the same property conveyed to Paul W. Harper and wife Thelma M. Harper, by warranty deed, from Alice C. Smith, of record in Book 8107, page 893, Register's Office for Davidson County, Tennessee

This property is commonly known as **2726 Scovel Nashville, Tennessee**

Tract II
Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Haynes Manor, Section II, as of record in Book 3700, page 88, Registers Office for said County.

Said lot fronts 79.8 feet on the northerly side of Ringgold Drive and runs back 141 feet on the easterly line 135 feet on the westerly line, to a broken line in the rear on which it measures 79.9 feet.

Being the same property conveyed to Paul W. Harper and wife Thelma M. Harper, by warranty deed, from Cumberland Builder, of record in Book 4227, page 454, Register's Office for Davidson County, Tennessee

This Property is commonly known as **714 Ringold Drive Nashville, Tennessee**

Tract III
Land in Davidson County, Tennessee as described in Book 4743 page 781 Register's Office for said County. Included in the original description but not excluded from this conveyance is a tract of land identified as Lot 1 Dylan's Forest containing 3.20 acres more or less more particularly described in Book 11190 Page 121 Register's Office for said County.
This conveyance includes a tract of land containing 5.76 acres more or less.

Being part of the same property conveyed to Paul W. Harper and wife, Thelma M. Harper in Book 4743 Page 781.

This property is commonly known as **0 Clarksville Pike Nashville, Tennessee**

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: MAR 0 8 2016

Notary's Seal (If on paper)

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE