SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

John I. Harris
Schulman, LeRoy & Bennett PC
501 Union Street, 7th Floor
PO Box 190676
Nashville, Tennessee 37219

STATE OF TN
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is
$ -0-

Affiant

Subscribed and sworn to before me on the 11th day of August 2012

Notary Public My Commission Expires: 01/09/16

MEGAN L. SPILKA
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY of DAVIDSON

Address of New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Wilton & Gayle DePriest 321 Draper Circle Hendersonville, Tennessee 37072	Same	MAP 42.16 Parcels 216.00 & 233.00

This instrument is made and entered into by and between Vincente Lema and wife, Zoila Lema, "Grantors", and Wilton C. DePriest and wife, Linda Gayle DePriest, "Grantees".

WITNESSETH:

Grantors executed and delivered a Deed of Trust in favor of Grantees dated June 30, 2006 and recorded July 6, 2006 in Instrument No. 20060706-0081075, Register's Office of Davidson County, Tennessee, securing a Note of even date. Grantors are willing to transfer the property to Grantees in exchange for a release of their obligation to repay the Note. Grantees are willing to accept the property in full and final satisfaction of Grantors' obligation to repay the Note. Grantors understand and agree that Grantees may wish to sell the real property transferred, and agree that they shall not be entitled any proceeds from the sale regardless of the amounts received from such sale.

Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; that they will execute such further assurances of the same as may be requisite and that they will hold Grantees harmless from any encumbrances as to the Real Property which may take priority over the Deed of Trust.

Grantors in consideration of the acceptance of said property and premises by Grantees do hereby surrender, yield up, relinquish, release, exonerate and forever discharge themselves, their heirs, personal representatives and assigns, of all rights, title interest in the said property and premises. Further, Grantors waive any claim now or hereinafter acquired in the said property, including the right of any sums derived from the sale of said property by Grantees.

For and in consideration of the sum of Ten ($10.00) dollars, and other good and valuable consideration, the receipt of legal sufficiency of which is hereby acknowledged, Grantors do hereby convey, transfer, remise, release, and relinquish unto Grantees, their heirs and assigns, all of the right, title, and interest of Grantors in the following described real estate: **See Attached Exhibit "A' Legal Description.**

This Deed is an absolute conveyance of Grantors' right, title and interest in the aforesaid Real Property, all improvement and appurtenances thereto and any of Grantors' personal property located at the Real Property as of the date hereof and this Deed is not intended as a mortgage, trust, conveyance or security of any kind. The consideration therefore, in addition to that set forth above, is the full release and discharge of all debts, obligations and charges heretofore subsisting on account of and by the terms of that certain Deed of Trust in the original principal sum of Four Hundred Thousand Dollars ($400,000.00) and recorded in instrument No: 20060706-0081075 in the Register's Office of Davidson County, Tennessee and the Note secured thereby; this conveyance completely satisfying said obligations and terminating any security instruments given in connection therewith and any effect thereof in all respects.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

In testimony whereof, the Grantors have hereunto set their signatures the day and date first above written.

BILL GARRETT, Davidson County
Trans:T20120070295 DEEDWARRSP
Recvd: 09/18/12 12:12 5 pgs
Fees:28.00 Taxes:3.70

20120918-0084763

State of TN

County of Davidson

Actual consideration or value, whichever is greater for This Transfer is $ 1,000.00

Affiant Linda Joyce Reed Linda Joyce Reed

Subscribed and sworn to before me on The 6 day of September 2012

Notary Public

Commision Expires 4/20/2015

JASON C. HILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Vincente Lema
VINCENTE LEMA

Zoila Lema
ZIOLA LEMA

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public, **Vincente Lema**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

WITNESS my hand at office, on this the 30th day April, 2012.

Theresa Paucar
Notary Public
Commission Expires: Jan 17th, 2016

OFFICIAL SEAL
THERESA PAUCAR
Notary Public - State of Illinois
My Commission Expires Jan 17, 2016

STATE OF Illinois

COUNTY OF Cook

Personally appeared before me, the undersigned, a Notary Public, **Zoila Lema**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

WITNESS my hand at office, on this the 30th day April, 2012.

Theresa Paucar
Notary Public
Commission Expires: Jan 17th, 2016

OFFICIAL SEAL
THERESA PAUCAR
Notary Public - State of Illinois
My Commission Expires Jan 17, 2016

In testimony whereof, the Grantees have hereunto set their signatures the day and date first above written.

WILTON C. DEPRIEST

LINDA GAYLE DEPRIEST

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, **Wilton C. DePriest**, the within named Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

WITNESS my hand at office, on this the 14th day April, 2012.

Notary Public
Commission Expires: My Commission Expires January 9, 2016

MEGAN L. SPILKA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, **Linda Gayle DePriest**, the within named Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed for the purposes contained therein.

WITNESS my hand at office, on this the 14th day April, 2012.

Notary Public
Commission Expires: My Commission Expires January 9, 2016

MEGAN L. SPILKA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY of DAVIDSON

EXHIBIT "A"
LEGAL DESCRIPTION

Tract :I

Land in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being all of Lot No. 57 and the northerly 39.67 feet of Lot No. 56 Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 and the northerly 39.67 feet of Lot No. 56 adjoin and front together 95 feet, more or less, on the easterly margin of Gallatin Pike or Highway, and run back between parallel lines 175 feet, more or less, to the line between Lots Nos. 56, 57 and 58, in said Plan, and the property hereby conveyed is further described as follows:

BEGINNING at the southeast corner of Harris Avenue, and the said Gallatin Pike or Highway; thence with the easterly margin of said Gallatin Pike or Highway and southerly 95 feet, more or less, to a point and the same being the southerly wall of a one-story brick building now on said property; thence East and parallel with said Harris Avenue 175 feet, more or less, to a dead line, said dead-line being the line between Lots Nos. 56, 57, and 58 in said Plan; thence with said dead line and northerly 95 feet, more or less, to the southerly margin of Harris Avenue, thence with the same westerly 175 feet, more or less, to the place of beginning.

THERE IS INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE the following property formerly conveyed by David L. Lundy and wife, Joan M. Lundy, to Wilton C. DePriest and wife, Linda Gayle DePriest, by deed of record in Book 6070, page 301, Register's Office for Davidson County, Tennessee, being more particularly described as follows, to wit:

Being the northerly 54 feet of Lot No. 57 of Madison Realty Company's Subdivision as of record in Book 547, page 164, Register's Office for Davidson County, Tennessee.

Said northerly 54 feet of Lot No. 57 fronts on the easterly margin of Gallatin Pike and runs back between parallel lines 175 feet, more or less, to a dead line in the rear, and being described further as follows:

BEGINNING at the southeast corner of Harris Avenue, and the said Gallatin Pike; thence with the easterly margin of said Gallatin Pike and southerly 54 feet, more or less, to a point; thence East and parallel with the said Harris Street and along the wall separating a market and drug store, 175 feet, more or less, to a dead line, said dead line being the line between Lots Nos. 56, 57 and 58 in said Plan; thence with said dead line and northerly 54 feet, more or less, to the southerly margin of Harris Street; thence with the southerly margin of Harris Street and westerly 175, more or less, to the place of beginning.

Improved property known as: 511 Gallatin Road, Madison, TN

Tract: II
Land in Davidson County, Tennessee, being further described as follows, to wit:

Being the northerly 54 feet of Lot #57 of Madison Realty Company's Subdivision as of record in Book 547, page 164 , Register's Office for Davidson County, Tennessee. Said northerly 54 feet of Lot #57 fronts on the easterly margin of Gallatin Pike and runs back between parallel lines 175 feet, more or less, to a dead line in the rear, and being described further as follows:

BEGINNING at the southeast corner of Harris Avenue, and the said Gallatin Pike; thence with the easterly margin of said Gallatin Pike and southerly 54 feet, more or less, to a point; thence east and parallel with said Harris Street and along the wall separating a market and drug store, 175 feet, more or less, to a dead line; said dead line being the line between Lots #56, #57 and #58 in said Plan; thence with the said dead and northerly 54 feet, more or less, to the southerly margin of Harris Street; thence with the southerly margin of Harris Street and westerly 175 feet, more or less, to the place of BEGINNING.

Improved Property know as: 505 Gallatin Road, Madison, TN

BEING the same property conveyed to Vicente Lema and wife, Zoila Lema by Warranty Deed from Wilton C. DePriest and wife, Linda Gayle DePriest of record by Instrument No. 20060706-0081074 in the Register's Office for Davidson County, TN.

THE FOREGOING LEGAL DESCRIPTION WAS TAKEN FROM THE DEED OF CONVEYANCE TO GRANTORS BEING INSTRUMENT NO 20060706-0081074 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE