BILL GARRETT, Davidson County
Trans:T20120073778 DEEDWARRSP
Recvd: 10/01/12 09:50 2 pgs
Fees:13.00 Taxes:277.50
20121001-0088929

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:

Pedro P. Canales
735 Carlyle Place
Nashville, TN 37211

FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE)
)
TO:) SPECIAL WARRANTY DEED
)
PEDRO P. CANALES) Tax Map Ref.: 119 12 0 112.00

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 PEDRO P. CANALES, his heirs and assigns, a certain tract of land lying and being in the DAVIDSON COUNTY, TENNESSEE, and described as follows, to wit:

> Being Lot No. 87 on the Plan of Battlewood, Section 1, as of record in Plat Book 1835, Page 31, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> For prior deed reference see Instrument #20031118-0167705, 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, his heirs and assigns, forever.

Grantor does covenant with the said Grantee, his and assigns, that it is lawfully seized and possessed of the said land, that it 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, his heirs 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 28th day of September, 2012.

FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE

By: _____
PIETER VAN VUUREN, President

STATE OF TENNESSEE)
)
COUNTY OF WARREN)

Before me, the undersigned Notary Public for the State of Tennessee, personally appeared **PIETER VAN VUUREN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of **FIRST NATIONAL BANK OF MCMINNVILLE, TENNESSEE**, the within named 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 President.

Witness my hand this the 28th day of September, 2012.

DAVID W. MARTTALA STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY

Notary Public for the State of Tennessee

My commission expires: 2/13/2016

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $75,000.00.

Affiant

Subscribed and sworn to before me on this the 28th day of September, 2012.

Notary Public for the State of Tennessee or Register of Deeds

My commission expires: 2/13/2016

DAVID W. MARTTALA STATE OF TENNESSEE NOTARY PUBLIC WARREN COUNTY