This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L#E58-1A

ADDRESS NEW OWNER:
Charles Wendell Waller, Sr.
5273 Lickton Pike
Goodlettsville, TN 37072

SEND TAX BILL TO:
Owner

MORTGAGEE:

Davidson County DEEDWARRSP
Recvd: 12/20/12 09:48 3 pgs
Fees:18.00 Taxes:199.80
20121220-0117284

MAP **043-03-0-004-00**
GROUP
PARCEL

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wilson Bank & Trust** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Charles Wendell Waller, Jr., Trustee, or his successors in trust under the Waller Family Irrevocable Trust, dated May 1, 1996**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Tract No. One: Land lying within Davidson County, Tennessee, and being Lot No. 1 as shown on the plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at a concrete monument, the southwest corner of Lot No. 1 in the East right-of-way line of Myatt Drive, said monument being a corner common with Odom Sausage Company, said monument being located South 20 deg. 22' 00" East, 386.00 feet from the South right-of-way return of Myatt Industrial Drive; thence with the East right-of-way line of Myatt Drive, North 20 deg. 22' 00" West, 104.00 feet to a point, a corner common with Lot 2, Rivergate Industrial Park; thence with Lot 2, North 69 deg. 38' 00" East, 200.00 feet to a point, a corner common with Lot No. 2 in the West line of Lot No. 5, Rivergate Industrial Park; thence with Lot No. 5, South 20 deg. 22' 00" East 104.00 feet to a point; a corner with Lot No. 5 in the North line of Odom Sausage Company; thence with Odom Sausage Company, South 69 deg. 38' 00" West, 200.00 feet to the point of beginning.
>
> Being the same property conveyed to Wilson Bank & Trust by deed from Robert Evans Lee, Substitute Trustee dated August 3, 2012, of record in Instrument No. 20120807-0070084, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 501 Myatt Drive, Madison, Tennessee 37115. Possession is to be given on December 19, 2012.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever; and,

GRANTOR does covenant s with the said GRANTEE that it 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 the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by through or under said GRANTOR, **BUT NOT OTHERWISE.**

WITNESS our hands this the 19th day of December, 2012.

Wilson Bank & Trust

Ralph Mallicoat, SVP

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ralph Mallicoat, SVP** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **of Wilson Bank & Trust,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 19th day of December, 2012.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-28-14

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $54,000.00.

Charles W. Wallace Sr.
AFFIANT

Subscribed and sworn to before me on this 19th day of December, 2012.

NOTARY PUBLIC

JOHN M. LEE NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 10-28-14

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16