Prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214
File No.: 20121215/MW

Davidson County DEEDWARRSP
Recvd: 12/20/12 15:26 2 pgs
Fees:13.00 Taxes:203.50
20121220-0117609

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer or value of the property transferred, whichever is greater, is **$55,000.00**, which amount is equal to or greater that the amount which the property would command at a fair and voluntary sale.

Ruth T. Young
Affiant

SUBSCRIBED AND SWORN before me this the 19th day of **December, 2012.**

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY OWNER, & OWNER'S ADDRESS & MAIL TAX BILLS TO:	PROPERTY ADDRESS:	TAX PARCEL NO.:
Ruth T Young and Jeffrey Thomas Sr 101 Dyer Court Nashville, TN 37218	**2726 Scovel Street** **Nashville, TN 37208**	09202045800

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 19th day of **December, 2012,** by and between Citizens Savings Bank & Trust Company, party of the first part, hereinafter called Grantor and **Ruth T Young** * unmarried **and Jeffrey Thomas Sr,** * married tenants in common parties of the second part, hereinafter called Grantees.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of **Davidson,** State of **Tennessee,** to wit:

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, Register's 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 all or part of the same property conveyed to Citizens Savings Bank & Trust Company by virtue of deed dated August 27, 2012 and recorded September 27, 2012 at Instrument No. 20120907-0081386 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the afore described real estate; that it has a good right to sell and convey the same;

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the 19th day of **December, 2012.**

Citizens Savings Bank & Trust Company

Deborah A. Gale
By:

Title: President / CEO

STATE OF Tennessee

COUNTY OF Davidson

On this the 19th day of December, 2012 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Deborah A Cole, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Pres/CEO of Citizens Savings Bank & Trust Company, and that he/she as such Pres/CEO being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself/herself as such Pres/CEO.

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

Memorie White
Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee Page, 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.

Ashlee D. Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Cara Allen, a notary public for this county and state, Ashlee Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cara Allen
Notary's Signature

My Commission Expires: 11-4-13

CARA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY