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

L&L#F10-M

ADDRESS NEW OWNER:
Justin K. McCrory
327 Neelys Bend Road
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **051-08**
GROUP
PARCEL **115.00**

,

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 **Justin K. McCrory**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

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

Lot No. "N" on the Map of Due West Montague Subdivision, of record in Book 421, page 152, Register's Office for Davidson County, Tennessee, to which Map reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Wilson Bank & Trust by deed from Robert Evans Lee, Substitute Trustee dated October 5, 2012, of record in Instrument No. 20121009-0092506, Register's Office for Davidson County, Tennessee.

This is improved property known as 116 East Palestine Avenue, Madison, Tennessee 37115. Possession is to be given on March 28, 2013.

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, his heirs and assigns, forever; and,

GRANTOR does covenant 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, his heirs and assigns, against the lawful claims of all persons claiming by through or under said GRANTOR, BUT NOT OTHERWISE.

Davidson County DEEDWARRSP
Recvd: 03/28/13 13:42 3 pgs
Fees:18.00 Taxes:185.00
20130328-0030731

WITNESS our hands this the 28th day of March, 2013.

Wilson Bank & Trust

Ralph Mallicoat, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF WILSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ralph Mallicoat** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Senior Vice President 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 28th day of March, 2013.

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 $50,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of March, 2013.

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