Davidson County DEEDWARR
Recvd: 03/07/01 12:10 2pgs
Fees:11.00 Taxes:70.30
20010307-0021581

STATE OF Tennessee)
COUNTY OF Sumner)

The actual consideration or value, whichever is greater or this transfer is $19,000.00 .

Carolyn Barker
Affiant

Subscribed and sworn to before me this 22nd day of February , 2001.

Kristi Howell
Notary Public

KRISTI HOWELL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires 3/11/2003

My Commission Expires: 3-11-2003

Address/New Owners: AHR Development, INC.
Send Tax Bills To: New Owner 310 33rd Avenue North
Map/Parcel Nos.: 92-13-411 Nashville, TN 37209

This instrument prepared by: Smith.Sholar.Associates.PLLC.
P.O. Box 663
Gallatin, TN 37066
615-452-5282 or Fax 615-451-1033

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, First Tennessee Bank, N.A. ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto AHR Development, Inc. ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Sumner County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No., 64 on the Map of Hortense Place, as of record in Book 161, Page 167, Register's Office for said county.

Said Lot No. 64 fronts 50 feet on the easterly side of 33rd Avenue, North, formerly Baron Street, and extends back between parallel lines, 140 feet to an alley.

Being the same property conveyed to First Tennessee Bank, N.A., by deed of record in Instrument Number 200012280126526, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and any other matters of record.
TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 22nd day of February , 2001.

for First Tennessee Bank, N.A.

BY: Linda Turner, REO Specialist

BY: _____

This is improved property known as 310 33rd Avenue North, Nashville, TN 37209

STATE OF Tennessee)
COUNTY OF Knox)

Personally appeared before me Rebecca O. Greenwood the following Linda Turner, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the REO Specialist respectively of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 22nd day of February, 2001.

Rebecca O. Greenwood
Notary Public

My commission expires Sept. 29, 2004
My Commission Expires: _____

REBECCA O. GREENWOOD NOTARY PUBLIC AT LARGE KNOX CO., TENN.