Davidson County DEEDWARR
Recvd: 07/03/01 08:03 3pgs
Fees:15.00 Taxes:32.19

20010703-0070265

DANA DELWORTH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

*State of Tennessee*
*County of Davidson*
*The actual consideration or value whichever is greater, for this transfer is $ 8,700.00*

*Affiant*

*Subscribed and sworn to before me, this the 8th day of June, 2001..*
*NOTARY:* Dana Delworth
*Comm. Exp:* 11/27/04

FILE H-0174

**THIS INSTRUMENT WAS PREPARED BY**
Wilson & Weiss Title Associates, 4698 Lebanon Road, Hermitage, Tennessee 37076

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP & PARCEL: |
|---|---|---|
| Eadie G. Nail<br>5168 Roxborough Drive<br>Hermitage, TN 37076 | Option One Mortgage Corporation<br>P.O. Box 25060<br>Santa Ana, CA 92799 | 098-01-0-063.00 |

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter name Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, Marvin P. Nail said Grantor does hereby bargain, sell, transfer and convey unto Eadie G. Nail hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Commonly known as 5168 Roxborough Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said GRANTEES, their heirs and assigns forever; and we do convenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of June, 2001.

Marvin P. Nail

Marvin P. Nail

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Marvin P. Nail the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 8th of June, 2001.

My Commission Expires:
11/27/04

Dana Delworth
Notary Public

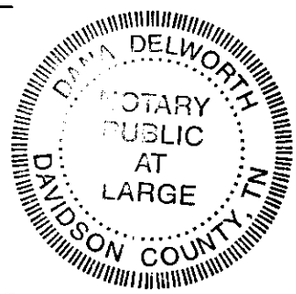


EXHIBIT 'A'
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Roxborough Subdivision, as of record in Book 5200, page 63, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Marvin P. Nail and wife, Eadie G. Nail by Warranty Deed from Peter G. Lee and wife, T. Athena Wang of record in Book 9075, page 140, said Register's Office.