Davidson County DEEDWARR
Recvd: 04/10/03 12:34 2pgs
Fees:13.00 Taxes:33.30

20030410-0047754

RECORD AND RETURN TO;
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
FILE NO. 41852 FILE BOX "7"

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$9,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: March 25, 2006

SPECIAL WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
SOUTH EASTERN CONSULTANTS, LLC 2142 Acklen Avenue, #5 Nashville, TN 37212	S A M E	51-3-121

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **NATIONAL BANK OF COMMERCE**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SOUTH EASTERN CONSULTANTS, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:**

Land in Davidson County, Tennessee, being Lot No. 74 on the Map of Section Two, Pleasant Acres, of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee.

Said Lot No. 74 fronts 7907 feet on the northeasterly side of Barbara Drive and runs back between lines, 219.88 feet on the northwesterly and northerly line, and 217 feet on the southeasterly and easterly line to a point in the rear.

Being the same property conveyed to National Bank of Commerce by deed from Michael I. Mossman, Substitute Trustee, of record in Instrument Number 20021016-0127461, Register's Office for Davidson County, Tennessee. Grantor warrants only those items as to title that have accrued since it obtained its interest in the property.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representations or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Unimproved ( )
This is improved (X) property **612 Barbara Drive, Madison, Tennessee 37115**

TO HAVE AND TO HOLD the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant 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 otherwise herein set out.

WITNESS ITS HAND THIS 8th DAY OF APRIL, 2003.

NATIONAL BANK OF COMMERCE

By: Stephen E. Horn

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, in and for the said County and State, on this 8th day of April 2003, the within named Stephen E. Horn who acknowledges that he/she is Executive Vice President of NATIONAL BANK OF COMMERCE and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

Notary Public, State of Tennessee
Notary's Commission expires: