Box 5

THIS INSTRUMENT PREPARED BY:
Cameron Escrow, LLC
1410 Kensington Sq. Ct., Ste 104
Murfreesboro, TN 37130

Davidson County DEEDWARR
Recvd: 11/25/03 08:55 2pgs
Fees:13.00 Taxes:273.80
20031125-0170935

# SPECIAL WARRANTY DEED

**Name and Address of New Owner**
**Patrick G. Maddux**
**858 Reeves Road**
**Antioch, TN 37013**

**Map and Parcel Number**
**Map 148-16**
**Parcel 89**

**Send Tax Bills To:**
Mortgage Services
3000 Leadenhall Rd.
Mt.Laurel, NJ 08054

**STATE OF** TN
**COUNTY OF** Davidson
The actual consideration or value, whichever is greater, for this transfer is $74,000.00

**Affiant**

Subscribed and sworn to before me, this the 20th day of November, 2003.

J. WAYNE THOMAS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

**Notary Public**

**My Commission Expires:** My Commission Expires SEPT. 24, 2005

**THIS INDENTURE** is made as of the 20th day of November, 2003, between **AmSouth Bank** (hereinafter referred to as **"Grantor"**) and **Patrick G. Maddux, unmarried,** (hereinafter referred to as **"Grantees"**) ("Grantor" and "Grantees" to include their respective successors, legal representatives and assigns where the context requires or permits)

## WITNESSETH

**GRANTOR**, in consideration of the sum of Twelve and NO/100 Dollars ($12.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee.

Beginning at a point on the North side of Reeves Road, as described in a Deed of Record in Book 3677, Page 65, Thence running North along said line 150 feet. This line follows a fence which runs North 3 degrees 45 minutes East. Thence in a Easterly direction 106.5 feet to a fence, Thence in a Southerly direction 2 degrees 30 minutes West 150 feet to the North margin of Reeves; Thence in a Westerly direction along said right of way 106.5 feet to the point of beginning. For prior title, reference is made in Deed Book 11254, Page 22 in said Register's Office.

Being the same property conveyed to Amsouth Bank by Deed of record in Instrument Number 20030822-0122584, Register's Office for Davidson County, Tennessee,

This is property commonly known **as 858 Reeves Road, Antioch, TN 37013.**

**TO HAVE AND TO HOLD** said property, together with all singular the rights, members and appurtenances thereof, to the same being, belonging, or in anyway appertaining, to the only proper use, benefit and behalf of Grantee forever in FEE SIMPLE; and the said Grantor specially warrants the title to the said above described property against the lawful claims of all persons claiming by, through and under the Grantor.

The warranties passing to grantee(s) hereunder are limited solely to those matters arising from acts of the grantor, it's agents or representative, occurring solely during the period of grantor's ownership of the subject real estate.

In witness whereof the undersigned have set their hand and affixed their seal as of the date first shown above.

**Signed, sealed and delivered in the presence of:**

**Unofficial Witness**

**Amsouth Bank**

**By:** Mark Reiber
**Title:** Vice President

**STATE OF ALABAMA**
**COUNTY OF JEFFERSON**

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Mark Reiber, Vice President for Amsouth Bank, with whom I am personally acquainted and who up on his/her oath acknowledged respectively of Amsouth Bank, the within named bargainor and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the agency / corporation by the said Mark Reiber as such Vice President for Amsouth Bank.

**Notary Public**

**My Commission Expires:** NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Oct 23, 2007 BONDED THRU NOTARY PUBLIC UNDERWRITERS

PETRINA HARRIS NOTARY PUBLIC ALABAMA STATE AT LARGE