RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH
NASHVILLE, TN 37201
FILE BOX " 7 "
SP42520

Name and Address of New Owners:
Deborah Smith
6211 Baker Hollow Road
Nunnelly, TN 37137

Send Tax Bills to:
SAME

TAX ID NUMBERS:

Map 72-10 Parcel 254

Davidson County DEEDWARR
Recvd: 11/25/03 13:50 3pgs
Fees:18.00 Taxes:140.60
20031125-0171266

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Fifth Third Mortgage Co. ("Grantor"), has bargained and sold, and hereby transfers and conveys to **Deborah Smith** ("Grantee"), her successors, heirs and assigns, certain land in **Davidson** County, Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said property with all appurtenances, estate, title and interest thereto belonging to Grantee her successors, heirs, and assigns forever.

This conveyance of the Property and all covenants and warranties contained herein, are made expressly subject to the following:

Subject to property taxes for 2004, not yet a lien; further subject to notes, easements, etc. if any, as may be set forth on the survey by Lewis D. Justice, Surveyor, dated July 25, 1951

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend title to the Property to Grantee, her successors, heirs and assigns against the lawful claims of all persons claiming by, through, or under Grantor. Notwithstanding anything to the contrary contained herein, Grantor shall warrant and defend title only against title defects (if any) which originated while Grantor held title to the subject property.

Executed this the ~~30th~~ 4th day of ~~October~~ November, 2003.

Fifth Third Mortgage Co.

By:_____
TITLE JIM SAPITRO, VICE PRESIDENT
FIFTH THIRD MORTGAGE COMPANY

Attest: By: N/A
TITLE_____

SEE NEXT PAGE FOR NOTARY ACKNOWLEDGEMENTS

STATE OF OHIO
COUNTY OF Hamilton

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Jim Sapitro and N/A with whom I am personally acquainted and who upon his (his, her, their) oath(s) acknowledged himself (himself, herself, themselves) to be the Vice President and N/A respectively of Fifth Third Mortgage Co., the within named bargainor, a corporation, and that Jim Sapitro as such Vice President and N/A as such N/A being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Jim Sapitro as such Vice President and attesting the same by the said N/A as such N/A.

4th Witness my hand and official seal at office at Cincinnati, Ohio, on this the day of November, 2003.

Notary Public

My Commission Expires: 12/19/2007

NOTARY PUBLIC STATE OF OHIO

ANGELA EISER
Notary Public, State of Ohio
My Commission Expires
December 19, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $38,000.00.

Affiant

JIM SAPITRO, VICE PRESIDENT
FIFTH THIRD MORTGAGE COMPANY

Subscribed and sworn to before me
this 4th day of November, 2003.

Notary Public

My Commission Expires: 12/19/2007

NOTARY PUBLIC STATE OF OHIO

ANGELA EISER
Notary Public, State of Ohio
My Commission Expires
December 19, 2007

Return To:
THIS INSTRUMENT PREPARED BY:
DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

"Exhibit A"

Land in the 11th Civil District of Davidson County, Tennessee, described according to a survey dated July 25, 1951 by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the west margin of Scott Avenue, 150 feet north of the north margin of Otay Avenue; thence westerly and parallel to the north margin of Otay Avenue, 188 feet to the east margin of a proposed 12 foot alley; thence with the margin of same, northerly 50 feet to a point; thence easterly 188 feet to the westerly margin of Scott Avenue; thence with the margin of the same, south 50 feet to the beginning.

Being the same property conveyed to Fifth Third Mortgage Co. by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee, of record as Instrument No. 20030414-0049460 in the Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY COMMONLY KNOWN AS 2220 Scott Avenue, Nashville, TN 37216