Davidson County DEEDWARR
Recvd: 03/01/04 12:25 3pgs
Fees:18.00 Taxes:788.10



20040301-0022901

This instrument prepared by:
Ruth Foran, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

BOX 10-A

File No.: **2038-442829**

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

CORPORATE
SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this February 27, 2004, by and between **RAS Closing Services, LLC**, parties of the first part, and **Brock Sturdivant and Kathleen Sturdivant**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Being Lot Number 5 and the northerly 10.0 feet of Lot No. 4 on the plan of Subdivision of the Lands of Mrs. W.P. Todd, as shown on plat of record in Plat Book 161, Page 100, in the Register's Office, Davidson County, Tennessee.

Said Lot Number 5 and the northerly 10.0 feet of Lot Number 4 front together 77.5 feet on the westerly margin of 14th Street, formerly Weakley Avenue, and extend back between parallel lines 217.0 feet, more or less, to an alley in the rear.

Being the same property conveyed to Mark Sechrist and wife, Michelle H. Sechrist by deed from Michael B.J. Loewenberg and wife, Laurie K. Loewenberg of record in Book 11437, page 668, Register Office for Davidson County, Tennessee.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No.: _____ or Instrument No.: 20040301-0022900 in said Register's office.

This conveyance is made subject to: Plat Book of record in Book 161, Page 100 AND Restrictions of record in Book 741, Page 775.
Parcel ID # **83-5-248**
X Improved OR
Unimproved property located at: **909 North 14th Street, Nashville, Tennessee 37206**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

RAS Closing
Services, LLC

By: JEFF P. WAGONER

Owner's Name: **Brock Sturdivant and Kathleen Sturdivant**

and Address: **909 North 14th Street**
Nashville, TN 37206

Mail tax bills to, (Person or Agency responsible for payment of taxes)
Fifth THird Mortgage Company
810 Crescent Blvd., Ste. 100
Franklin, TN 37067

State of Minnesota

County of Hennepin

Before me, Mary Jo Walkowiak (name of notary public) of the State and County mentioned, personally appeared Jeff P. Wagner with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Authorized Employee (president or other officer authorized to execute the instrument) of **RAS Closing Services, LLC** the within named bargainor, a ~~corporation~~, and that such Authorized Employee (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the ~~corporation~~ LLC as Authorized Employee (president or other officer).

Witness my hand and Seal at office in _____ this 23rd day of February, 2004

MARY JO WALKOWIAK
NOTARY PUBLIC – MINNESOTA
My Comm. Expires Jan. 31, 2005

Mary Jo Walkowiak
Notary Public

My Commission Expires: _____

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$213,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Brooke D Burgess
Affiant

Subscribed and sworn to before me this February 27, 2004

Mandy R Baird
Notary Public

My Commission Expires: 7/29/07

MANDY R. BAIRD
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN