Davidson County DEEDWARR
Recvd: 03/31/04 11:10 3pgs
Fees:18.00 Taxes:99.90
20040331-0036203

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 29 day of MARCH, 2004 by and between **BANK OF ATLANTIC** party of the first part, and SHERI PROSSER AND MARC PROSSER, WIFE AND HUSBAND, party of the second part.

WITNESSETH: That 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 has 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 County of **Davidson**, Tennessee:

SEE EXHIBIT A

Being the same property conveyed to party of the first part by Substitute Trustee's Deed of record Instrument No. 20030723-0102819 in the Register's Office of Davidson County, Tennessee.

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 heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for subdivision restrictions, building lines and easements and other matters of record, *including* matters of record in Master Deed of record in Book 5388, Page 524, amended in Book 6569, Page 149 and Book 11399, Page 660; By Laws in Book 5388, Page 554; Charter in Book 5383, Page 314; Lease in Book 4940, Page 566; Easement in Book 3436, Page 486, Plan in Book 5200, Page 124; in the Register's Office of **Davidson** County, Tennessee; property taxes for the year 2004; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

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 said party of the first part the day and year first above written.

BANK OF ATLANTIC

By: _____
Printed Name: MARYA UFEN
Title: ASSISTANT VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF BROWARD

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared MARYA UFEN, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the ASSISTANT VICE PRESIDENT of **BANK OF ATLANTIC** the within named bargainer, a corporation, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **BANK OF ATLANTIC.**

WITNESS my hand, at office, this 23 day of MARCH, 2004

Sheryl Stephens
MY COMMISSION # DD244550 EXPIRES
August 25, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Notary Public SHERYL STEPHENS

Commission Expiration:_____

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12424

PROPERTY ADDRESS:
323 Forest Park Road, 5-14
Madison, Tennessee 37115

PARCEL ID NUMBER: 043-13-0-A-062.00

PROPERTY OWNER:

_____
_____
_____

MAIL TAX BILLS TO:
Sherri Prosser
126 Jacksonian Dr.
Hermitage TN 37076

COUNTY OF Wilson
STATE OF TN

I, OR WE, HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $ 27,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 29 DAY OF MARCH, 2004

NOTARY PUBLIC

COMMISSION EXPIRATION: 6/9/07

MANDY ALSUP
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

This Deed is prepared from information provided by Chicago Title Insurance Company.
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EXHIBIT A

Land in Davidson County, Tennessee, being Unit No. 5-14, in Robin Hood Condominium Apartments as shown on the Plat of Robin Hood Condominium Apartments of record in Book 5200, Page 124, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with the undivided interest in the common elements of Robin Hood Condominium Apartments appurtenant to said unit as defined in the Master Deed for Deed Robin Hood Condominium Apartments, of record in Book 5388, Page 524, said Register's Office, as amended by Supplemental Master Deed for Robin Hood Condominium Apartments of record in Book 6569, Page 149, said Register's Office.

Being all of the same property conveyed to Bank of Atlantic by Substitute Trustee's Deed of record in Instrument No. 20030723-0102819 Register's Office Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED