Priority Escrow Services, Inc.
323 Emery Drive
Nashville, TN 37214
Phone (615) 391-4185
Fax (615) 391-4189

Bk# 29

SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 29th day of April, 2004 by and between **NATIONAL BANK OF COMMERCE**, party of the first part, and William Bryan Price 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:

Lot 38, Apache Hills, Section IV as shown of record in Book 4460, Page 60 in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to party of the first part by Deed of record at Instrument No.20040121-0007681 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 appearing Book 4460, Page 60 Covenants, Conditions and Restrictions in Book 4564, Page 724 all 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.

Davidson County DEEDWARR
Recvd: 05/04/04 13:19 2pgs
Fees:13.00 Taxes:295.63
20040504-0050585

NATIONAL BANK OF COMMERCE

By: Bonnie G. Jenkins
Printed Name: BONNIE G. JENKINS
Title: AVP

NATIONAL BANK OF COMMERCE SEAL MEMPHIS, TN

STATE OF Tennessee
COUNTY OF Shelby

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared, Bonnie G. Jenkins, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the Assistant Vice Pres. of **NATIONAL BANK OF COMMERCE,** 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 **NATIONAL BANK OF COMMERCE.**

WITNESS my hand, at office, this 29 day of April, 2004

Linda J Hardison
Notary Public

Commission Expiration: 3-25-08

LINDA J. HARDISON NOTARY PUBLIC AT LARGE SHELBY CO. TN

PREPARED BY:
GRIFFIN, CLIFT, EVERTON & THORNTON, PLLC
6489 QUAIL HOLLOW SUITE 100
MEMPHIS, TN 38120
FF12547

PROPERTY ADDRESS:
133 Karen Ray Court
Antioch, Tennessee 37013

PARCEL ID NUMBER: Map 162-3, Parcel 207

PROPERTY OWNER:
William Bryan Price
133 Karen Ray Court
Antioch, TN 37013
MAIL TAX BILLS TO:
Taylor, Bean & Whitaker Mortgage Corp.
1417 N. Magnolia Avenue
Ocala, FL 34475

COUNTY OF DAVIDSON
STATE OF TENNESSEE

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 $ 79,900.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

William Bryan Price
AFFIANT

SUBSCRIBED AND SWORN BEFORE ME THIS 30 DAY OF April, 2004

Ollie Mai Parsley
NOTARY PUBLIC

COMMISSION EXPIRATION: 11/25/06

OLLIE MAI PARSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV 25, 20

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