THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

Address New Owner(s)
Donna Darnell
6612 Wilhugh Place
Nashville, TN 37209

Send Tax Bills To:
6612 Wilhugh PL
Nashville, TN 37209

Map & Parcel Nos.:
102-8-64.00

Davidson County DEEDWARR
Recvd: 08/03/04 15:16 2pgs
Fees:13.00 Taxes:712.25

20040803-0093020

SPECIAL WARRANTY DEED CORPORATION

FOR AND IN CONSIDERATION of the sum of **$192,500.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Provident Bank d/b/a PCFS Financial Services** (herein referred to as "Grantor" has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Donna Darnell** (herein referred to as "Grantee"), her heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the plat of Horton Heights, section V, of record in Plat Book 1835, page 130, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to The Provident Bank by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument Number 200405120054844, dated 5-12-04, and recorded 5-12-04, Register's Office for Davidson County, Tennessee.

This improved property is also known as 6612 Wilhugh Place, Nashville, TN 37209.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that they are free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2003** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds themselves, their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, her heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

GRANTOR:

The Provident Bank d/b/a PCFS Financial Services

BY: M.B. McCoy M.B. McCOY
VICE PRESIDENT

By: Vermeka Noakes
VERMEKA NOAKES
AUTHORIZED SIGNER

STATE OF)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$192,500.00**.

AFFIANT

Subscribed and sworn to before me, this 30th day of July, 2004.

NOTARY PUBLIC

My Commission Expires:

STATE OF ~~TENNESSEE~~ OHIO)

COUNTY OF HAMILTON)

Personally appeared before me, KAY E PIERCE, a Notary Public in and for said state and county, M.B. McCoy and Vermeka Noakes, with whom I am personally acquainted, and who acknowledged that she?he executed the within instrument for the purposes therein contained, and who further acknowledged that she/he is the **Vice President and Auth. Signer** of **The Provident Bank d/b/a PCFS Financial Services**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker as the Vice President and Auth. Signer.

WITNESS my hand and seal at office this 28th day of JULY, 2004.

NOTARY PUBLIC KAY E PIERCE

My Commission Expires:

KAY E. PIERCE
Notary Public, State of Ohio
My Commission Expires
December 16, 2008

NAME AND ADDRESS OF NEW OWNER:
Donna Darnell
6612 Wilhugh Place
Nashville, TN 37209

PROPERTY ADDRESS:
6612 Wilhugh Place
Nashville, TN 37209