RETURN TO: SATURN & MAZER TITLE SERVICES, INC.
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201
File Box " 7 " SP43252

SPECIAL WARRANTY DEED

G-TCH-04-0111

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Janet McAlister
Affiant

Subscribed and sworn to before me, this 10th DAY of August, 2004.

Notary Public

MY COMMISSION EXPIRES: 5-24-2008
(AFFIX SEAL)

JANET R. DAVIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21ST Avenue South
Nashville, Tennessee 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Deborah Smith	SAME	
6211 Baker Hollow Road (ADDRESS)	(NAME) (ADDRESS)	60-12-87
Nunnelly, TN 37137 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we AMSOUTH BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto DEBORAH SMITH, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Capitol View Subdivision, of record in Plat Book 974, page 53, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 50 fronts 75 feet on the north side of Alhambra Circle and runs back in a northerly direction between lines 188.4 feet on its east line and 197.1 feet on its west line to a dead line, measuring 75 feet on said dead line.

Being the same property conveyed to AmSouth Bank by Trustee's Quitclaim Deed dated May 21, 2004 and filed for record on May 27, 2004 in Instrument No. 20040527-0062375, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 111 Alhambra Circle, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th day of August, 2004.

AmSouth Bank
BY: John Bowman, VP

Davidson County DEEDWARR
Recvd: 08/16/04 12:43 2pgs
Fees:13.00 Taxes:122.10
20040816-0098770

AmSouth Bank SEAL

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

STATE OF FLORIDA

COUNTY OF PINELLAS

Personally appeared before me the undersigned a Notary Public for said County and State, Julie Beausay with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged her self to be the Vice President of AmSouth Bank, the within named bargainor, a corporation, and that She as such Vice President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by her self as Vice President.

Witness my hand and official seal at Clearwater, Florida on this 10th day of August, 2004.

Lori Thomson
NOTARY PUBLIC

My Commission Expires: _____

LORI THOMSON
MY COMMISSION # DD 048740
EXPIRES: November 16, 2005
Bonded Thru Notary Public Underwriters

RETURN TO:

RUDY TITLE AND ESCROW, LLC.

2012 21st Avenue South
Nashville, Tennessee 37212