Davidson County DEEDWARR
Recvd: 08/27/04 14:47 3pgs
Fees:18.00 Taxes:233.10

20040827-0104036

THIS INSTRUMENT PREPARED BY: & RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072
(615) 855-1730

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 12 TH day of AUGUST, 2004 by and between NATIONAL BANK OF COMMERCE hereinafter called Grantor and ROBERT H. SHOEMAKER and RHONDA F. SHOEMAKER, Husband and Wife, their heirs and assigns, hereinafter called Grantees,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by the Grantees and other valuable considerations, the receipt of which is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to wit, more particularly described on Exhibit "A", attached hereto and made a part thereof by this reference.

BEING the same property conveyed to NATIONAL BANK OF COMMERCE, by Successor Trustee's Deed, dated July 12, 2004, of record at Instrument No. 20040715-0084496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 2004 and subsequent years, easements and restrictive covenants of record.

This is improved property known as: 505 East Maple Street, Madison, TN 37115

TO HAVE AND TO HOLD the above-referenced property, with appurtenances, unto the said Grantees, their successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the above named Grantor has caused this instrument to be executed by and through its duly authorized officers, this 12 TH day of AUGUST, 2004.

NATIONAL BANK OF COMMERCE

By: Bonnie G. Jenkins
Bonnie G. Jenkins, Assistant Vice President

STATE OF TENNESSEE
COUNTY OF Shelby

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bonnie G. Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath acknowledged herself to be the Assistant Vice President of NATIONAL BANK OF COMMERCE, the within named bargainor, and that she as such Assistant Vice President, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of National Bank of Commerce by the said Bonnie G. Jenkins, as such Assistant Vice President..

Witness my hand and Official Seal at office this 12 th day of AUGUST, 2004.

Notary Public

My Commission Expires: May 8, 2007

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New Owner: Robert H. Shoemaker
Property Address: 505 East Maple Street, Madison, TN 37115 Map 43-13 Parcel 140

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mail Tax Bill to: America's Wholesale Lender
P O Box 660694, Dallas, TX 75266-0694

STATE OF TN
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater, for this transfer is $63,000.00

Maxine F. Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF August, 2004

D. Annette Maples
Notary Public
My Commission Expires:

My Commission Expires NOV. 25, 2006

AUG-11-04 05:15PM FROM-AMTITLE & Escrow,LLC +6158551736 T-947 P.09/04 F-052

EXHIBIT "A", Legal Description

LAND in Davidson County, Tennessee, BEING Lot No. 1, as shown on the Map entitled Subdivision of Tract No. 1, Forest Park Acreage Tracts, of record in Plat Book 843, page 81, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description of said lot.