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

Address New Owner(s)
Joel Conner and Paul Newsome
365 Monaco Dr.
Hermitage TN 37076

Send Tax Bills To:
Central Carolina Bank
P.O. Box 3660
Durham, NC 27702-3660

Map & Parcel Nos.: 75-06-64.00

Davidson County DEEDWARR
Recvd: 09/02/04 15:40 2pgs
Fees:13.00 Taxes:373.70
20040902-0106616

SPECIAL WARRANTY DEED CORPORATION

FOR AND IN CONSIDERATION of the sum of **$101,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **The Provident Bank** (herein referred to as "Grantor" has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Paul F. Newsome and Joel A. Conner,** both unmarried (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Property located in Davidson County, Tennessee:

BEING Lot No. 346 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Book 3700, page 23, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to The Provident Bank by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, of record in Instrument No. 20040311-0028086, Register's Office, Davidson County, Tennessee, dated 3/11/04 recorded 3/11/04.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); any and all matters of record in Book 3700, page 23; any and all zoning regulations, setback lines, building restrictions, easements, charters, by-laws, master deeds, right of ways, etc. all of record in the Register's Office for said County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The above referenced property is also known as 365 Monaco Drive, Hermitage, TN 37076.

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 Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees 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 **2004** real estate taxes, which are to be prorated. But this Special Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by Grantors herein and does not extend to any previous time thereto. Wherever used, the singular number shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

GRANTOR FURTHER COVENANTS with the said Grantees 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 Grantees, their 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

By: M.B. McCOY
VICE PRESIDENT

By: VERMEKA NOAKES
AUTHORIZED SIGNER

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is **$101,000.00**.

X Joel A Conner
AFFIANT

Subscribed and sworn to before me, this 23rd day of August, 2004.

TRACEY TRUSHAM NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Tracey Trusham
NOTARY PUBLIC

My Commission Expires:
1-23-06

STATE OF Ohio)

COUNTY OF Hamilton)

Personally appeared before me, the undersigned, 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 they executed the within instrument for the purposes therein contained, and whofurther acknowledged that they are the Vice President and Authorized Signer of **The Provident Bank,**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker as such Vice President and Authorized signer

WITNESS my hand and seal at office this 23rd day of August, 2004.

Kay E. Pierce
NOTARY PUBLIC

NOTARY PUBLIC STATE OF OHIO

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

My Commission Expires:

PROPERTY ADDRESS:
365 Monaco Drive
Hermitage, TN 37076

NAME AND ADDRESS OF NEW OWNER:
Joel Conner ; Paul Newsome
365 Monaco Dr
Hermitage TN 37076