Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2070-001
REO # 514431

Davidson County DEEDWARR
Recvd: 09/07/04 09:26 3pgs
Fees:18.00 Taxes:131.35
20040907-0107450

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 23rd day of August, 2004, by Fifth Third Bank Successor by merger Old Kent Bank.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Mark R. Scott, Grantee, the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot Number 109 on the plan of Dr. V.S. Lindsley's Addition to Edgefield, as of record in Book 57, Page 25, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Fifth Third Bank, successor by merger Old Kent Bank by Trustee's Deed from Robert M. Wilson, Jr., as Successor-Trustee, filed for record April 12, 2004 as instrument number 20040412-0040719, Registers Office for Davidson County, Tennessee.

Commonly known as:805 North 2nd Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto his heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

Fifth Third Bank, Successor by merger Old Kent Bank.

[redacted] Kenny Ceresnik

K. CERESNIK
CONSUMER LENDING MGR.
FIFTH THIRD BANK

ATTEST: Darlene Stiepe

Acknowledgment

State of Ohio
)ss.
County of Hamilton

On this day before me, a Notary Public, personally appeared Kenny Ceresnik **, to me personally well-known, who acknowledged that he/she is the** Bank Manager **, of Fifth Third Bank Successor by merger Old Kent Bank, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

Witness my hand and seal this 23 **day of August, 2004.**

Elizabeth Draper
Notary Public

My commission expires:

NOTARIAL SEAL
STATE OF OHIO

ELIZABETH A. DRAPER
Notary Public, State of Ohio
My Commission Expires 04-21-08

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, $ 35,500 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

[redacted]

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

Elizabeth Draper
Notary Public

My commission expires:

NOTARIAL SEAL STATE OF OHIO
ELIZABETH A. DRAPER
Notary Public, State of Ohio
My Commission Expires 04-21-08

Property owner and party responsible for payment of taxes:
Mark R. Scott
~~**805 North 2nd Street**~~ 100 Sandra Peak Ct.
~~**Nashville, TN 37207**~~ Antioch, TN 37013

Parcel #082-07-0-050.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211