RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212

This instrument prepared by:
Mandy Baird, an employee of
First American Title Insurance Company
501 Corporate Centre Drive, Suite 100
Franklin, Tennessee 37067-2659
(615) 771-9141

Davidson County DEEDWARR
Recvd: 09/10/04 08:11 3pgs
Fees:18.00 Taxes:325.23
20040910-0109370

File No.: **2038-591005**

CORPORATE
SPECIAL
WARRANTY DEED -TN

THIS INDENTURE, made and entered into this August 20, 2004, by and between **SFJV-2002-1, LLC**, parties of the first part, and **Jason White**, party of the second part, *unmarried

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby ~~bargain, sell~~, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 23-B, ZONE LOT DIVISION OF LOTS 21, 22, 23, 35 AND 38 ON THE PLAN OF SECTION ONE, PERCY PRIEST WOODS, as shown on plat of record in Plat Book 5200, Page 714, amending Plat Book 5200, Page 472, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to parties of the first part, herein shown in:
Book , Page No.: or Instrument No.: 20040910-0109369 in said Register's office.

This conveyance is made subject to:

Parcel ID # **108-16-195.00**

X Improved OR
Unimproved property located at: **3267 Priest Woods Drive, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Anni L. Curtis

SFJV-2002-1, LLC

****

Owner's Name: **Jason White**

and Address: **3267 Priest Woods Drive**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)
New Owner

State of Maryland

County of Frederick

Before me, Cindy L. Moldovan (name of notary public) of the State and County mentioned, personally appeared Anni L. Curtis with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be AVP (president or other officer authorized to execute the instrument) of **SFJV-2002-1, LLC** the within named bargainor, a corporation, and that such AVP (president or other officer), executed the foregoing instrument for the purposed therein contained, by personally signing the name of the corporation as AVP (president or other officer).

Witness my hand and Seal at office in _____ this _____.

Cindy L. Moldovan
Notary Public

My Commission Expires: CINDY L. MOLDOVAN NOTARY PUBLIC STATE OF MARYLAND My Commission Expires August 30, 2006

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$87,900.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 8/19/04.

Notary Public

My Commission Expires: CINDY L. MOLDOVAN NOTARY PUBLIC STATE OF MARYLAND My Commission Expires August 30, 2006