Box 13
#8404

Davidson County DEEDWARR
Recvd: 09/14/04 12:36 3pgs
Fees:18.00 Taxes:397.75
20040914-0110803

SPECIAL WARRANTY DEED

G-TCH-04-6532

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $107,500.00

Heidi Jo Clayton
Affiant

Subscribed and sworn to before me, this 5th DAY OF August, 2004.

Notary Public

My Commission Expires MAY 23, 2006

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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
Clark Sweat	New Owner	
6532 Mercomatic Court (ADDRESS)	(NAME) (ADDRESS)	102-4-175
Nashville, Tennessee (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 CLARK SWEAT, 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. 800 on the Plan of Charlotte Park, Section 22, of record in Book 3700, pages 67 and 68, Register's Office for said County. Said Lot Number 800 fronts 54.88 feet on the Easterly margin of Mercomatic Court and extends back 153.4 feet on the Southwesterly line and 264.2 feet thereon. Being the same property conveyed to Am South Bank by Trustee's Deed dated May 5, 2004 and filed for record on May 25, 2004 in Instrument No. 20040525-0061319, Register's Office for Davidson County, Tennessee.~~

SEE EXHIBIT A

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

unimproved ( )
This is improved (X) property, known as 6532 Mercomatic Court, Nashville, Tennessee
(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 5th day of August, 2004.

AmSouth Bank

BY: Julie Bunn, VP
Vice - President

~~ATTEST:~~

~~Secretary/Treasurer~~

STATE OF ~~Tennessee~~ FLORIDA
COUNTY OF ~~Davidson~~ PINELLAS

Personally appeared before me the undersigned a Notary Public for said County and State, Julie Beausang, 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, FL on this 5th 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

EXHIBIT A

Land in Davidson County, Tennessee, being Lot Number 800 on the Plan of Charlotte Park, Section 22, of record in Book 3700, Pages 67 and 68, Register's Office for said County. Said Lot Number 800 fronts 54.88 feet on the Easterly Margin of Mercomatric Court and extends back 153.4 feet on the Southwesterly line, and 264.2 feet on the Northerly line to a line in the rear which is a broken line, measuring 268.4 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO AM SOUTH BANK BY TRUSTEE'S DEED DATED MAY 5, 2004 AND FILED FOR RECORD ON MAY 25, 2004 IN INSTRUMENT NO. 20040525-0061319, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.