Return to: Arnold M. Weiss
8969 208 Adams Avenue
Memphis TN 38103-1991

THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Davidson County DEEDWARR
Recvd: 11/16/04 09:42 2pgs
Fees:13.00 Taxes:72.15
20041116-0137290

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2nd day of November, 2004 by and between Pledged Property II, LLC, hereinafter called Grantor, and James A. Sowell, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof 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:

Being the West ½ of Lot No. 28 on the Plan of A.W. Wills Subdivision, as of record in Book 161, Page 107, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 60 feet on the Southerly side of Indiana, Formerly Locust Street and runs back between Parallel lines, 125 feet to an alley.

This conveyance is made subject to restrictive covenants, easements, and set back lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

Being the same property conveyed by Trustee's Deed of record in Instrument No. 20040209-0015095, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its 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 corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this

2ND day of November, 2004.

BY: X

TITLE: CHRIS MCCORMICK
ASST. VICE PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

Before me, the undersigned Notary Public in and for said County and State, personally appeared CHRIS MCCORMICK with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged such person to be the authorized signatory, of Pledged Property II, LLC, the within named bargainor, a Corporation, and that such CHRIS MCCORMICK executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHRIS MCCORMICK.

Witness my hand and Official Seal at office this 2ND day of November, 2004.

Karl Cole

Notary Public

My Commission Expires:

KARL G. COLE
Notary Public State of Texas
My Commission Expires
07-23-2007

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Property Address: 3025 Indiana, Nashville, TN 37209

Parcel # 092.09-108.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES

Mail Tax Bill to: James Sowell
7402 Bermuda Dr.
Christiana TN 37037

STATE OF TENNESSEE
COUNTY OF ~~SHELBY~~ Davidson
The actual consideration or true value, whichever is greater, for this transfer is $ 19,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF November, 2004.

LaTrece McAdoo
Notary Public
My Commission Expires:

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY
My Commission Expires

2075-056463-LC