Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V514-136

Davidson County DEEDWARR
Recvd: 12/10/04 10:27 3pgs
Fees:18.00 Taxes:111.00
20041210-0147181

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17th day of November, 2004, by Ohio Savings Bank.

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

Land in Davidson County, Tennessee, being Lot No 1 on the Plan of Leek's Subdivision of the Arthur Tract of record in Book 547, Page 54 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

Being the same property conveyed to Ohio Savings Bank, by Substitute Trustee's Deed from Arnold M. Weiss, substitute trustee, filed for record January 8, 2004 as instrument number 20040108-0003214, Register's Office for Davidson County, Tennessee.

Commonly known as: 400 Hart Avenue, Nashville, TN 37206

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 her 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.

BY: David L. Yahr

OHIO SAVINGS BANK
DAVID L. YAHR
VICE PRESIDENT

ATTEST: Tania Harrison

Ohio Savings Bank

Acknowledgment

State of OHIO
)ss.
County of CUYAHOGA

On this day before me, a Notary Public, personally appeared DAVID L. YAHR **, to me personally well-known, who acknowledged that he/she is the** ASSIST. V. PRESIDENT **, of Ohio Savings 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 17th day of November 2004.

Joanne Flors
Notary Public

JOANNE FLORS
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Apr. 13, 2008

My commission expires:

_____

(Seal)

NOTARIAL SEAL STATE OF OHIO

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, $30,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

OHIO SAVINGS BANK
DAVID L. YAHR
VICE PRESIDENT

Subscribed and sworn to before me this 17th day of November 2004.

Notary Public

JOANNE FLORS
Notary Public, State of Ohio, Cuy. Cty.
My Commission Expires Apr. 13, 2008

My commission expires:

(Seal)

Property owner and party responsible for payment of taxes:
Deborah Smith
~~**400 Hart Avenue**~~ 1817 Jefferson Street
~~**Nashville, TN 37206**~~ Nashville TN 37208

Parcel #082-12-0 165.00

Return to:

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