SPECIAL WARRANTY DEED

ELAINE EVERSOLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JAN. 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,200.00

Marlow Blackman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF November, 2004.

Elaine Eversole
Notary Public

MY COMMISSION EXPIRES: 1-29-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC 7100 Executive Center Drive Brentwood, TN 37027

F-2398

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marlow Blackman	First Franklin Financial Corp., subsidiary of National City Bank of Indiana	149-08-0-A--112.00 CO
(NAME)	(NAME)	
112 Davenport Drive	150 Allegheny Center Mall	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Pittsburgh PA 15212	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/14/04 11:09 3pgs
Fees:18.00 Taxes:233.84

20041214-0148418

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Mortgage Electronic Registration Systems, Inc. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Marlow Blackman and wife, Gwendolyn Blackman,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 112, Phase 1 on the plan of The Davenport Condominiums, a Tennessee Horizontal Property Regime as establishment by a Master Deed and By-Laws of record in Book 7274, Page 311, et. Seq., and as shown by plat of record in Book 6900, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SEE ATTACHED EXHIBIT "A"

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 112 Davenport Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Marlow Blackman and wife, Gwendolyn Blackman and his/her/their assigns, forever.

Said Mortgage Electronic Registration Systems, Inc., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., has executed this deed this 6th day of October, 2004.

Mortgage Electronic Registration Systems, Inc.

as witness Paul Marquez
Closing Coordinator

By: Maria I. Ortega
Maria I. Ortega
Vice President

File No.: F-2398

EXHIBIT A

Being all of the same property conveyed to Mortgage Electronic Registration Systems, Inc. by Substitute Trustee's Deed dated 18th of December 2004 of record in Instrument 20040106-0000059, Register's Office Davidson County, Tennessee. Corrective Substitute Trustee's Deed having since been re-recorded in Instrument No. 20041214-0148417, being recorded simultaneously herewith.

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria Elena with whom I am personally acquainted ~~(or proved to me on the basis of satisfactory evidence)~~ and who upon his/her oath(s) acknowledged himself/herself to be the VP respectively of the Mortgage Electronic Registration Systems, Inc., the within named bargainor, a corporation, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 6th day of October, 2004.

Commission expires: March 31, 2005

DANNY GOMEZ
Commission # 1299170
Notary Public - California
Los Angeles County
My Comm. Expires Mar 31, 2005

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027