#90597

Return to: Box 13

Davidson County DEEDWARR
Recvd: 12/29/04 15:00 3pgs
Fees:18.00 Taxes:192.40
20041229-0154184

Special Warranty Deed

Address of New Owners: Mortgagee/Send Tax Bills to: Map & Parcel

LUIS DEL MAZO, SR. 1014 MALQUIN DR
CATHY G. CLARK NASH, TN. 37216 071-08-0 347.00

**********FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

NATIONAL CITY MORTGAGE COMPANY

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

LUIS DEL MAZO, SR.
CATHY G. CLARK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED EXHIBIT "A"

For prior title see deed recorded on 11/5/03 and filed on 11/5/03 in ~~Deed Book~~ Instrument No. 20031106~~, page~~ 0162869, in the Register's Office of Davidson County, Tennessee, as follows:

This conveyance is subject to all restrictions and easements of record.

This is improved property known as 536 East Trinity Lane, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. 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 OUR HANDS THIS 7TH DAY OF ~~November,~~ DECEMBER 2004.

NATIONAL CITY MORTGAGE COMPANY

BY: Leslie G Zeiter
LESLIE G. ZEITER ASSISTANT VICE PRESIDENT

NATIONAL CITY MORTGAGE CO SEAL OHIO

STATE OF OHIO
COUNTY OF MONTGOMERY

PERSONALY APPEARED BEFORE ME, LESLIE G. ZEITER, IN HIS/HER CAPACITY AS ASSISTANT VP OF NATIONAL CITY MORTGAGE COMPANY, WITHOUT RECOURSE, WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE ASSISTANT VP OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.

WITNESS MY HAND, AT OFFICE THIS 7TH DAY OF ~~NOVEMBER~~ DECEMBER, 2004.

ROCHELLE ESTEP, Notary Public
In and for the State of Ohio
My Commission Expires: 8/30/07

Notary Public

MY COMMISSION EXPIRES:

(Affix Notary Seal)

STATE OF OHIO
COUNTY OF MONTGOMERY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Leslie G Zeiter

AFFIANT LESLIE G. ZEITER ASSISTANT VICE PRESIDENT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON DECEMBER 7, 2004.

ROCHELLE ESTEP, Notary Public
In and for the State of Ohio
My Commission Expires: 8/30/07

Notary Public

MY COMMISSION EXPIRES:

Deed Prepared By:
Morris & Schneider, P.C.
2401 Lake Park Drive, Suite 150
Smyrna, GA 30080

File No.: 9059

EXHIBIT A

Being Lot No. 24 on the unrecorded Plan of the subdivision and Extension at the Rawls Tract Subdivision, described according to a copy of a survey made by Z.J. Wilkerson, Surveyor as follows: Beginning at a point in the north margin of Trinity Lane at the corner of lots Nos. 23 and 24 on said unrecorded plan, being 50 feet east of the northeast corner of Lot No. 22 on the Map of Rawls Homes Corporation Plan, as of record in Book 1130, page 33, Register's Office for said county; thence with the line between lots No. 23 and 24 on said unrecorded Plan, southerly 184 feet to a point; thence easterly 45 feet to the westerly margin of Edwin Avenue; thence with the margin of the same, north 4 degrees 30 minutes East 162.8 feet to a concrete monument set at the beginning of a curve, thence around said curve in a northwesterly direction 32.6 feet to another concrete monument in the south margin of Trinity Lane; thence with the margin of the same westerly 34.7 feet to the beginning. Being improved property known as 536 Trinity Lane in Nashville, Tennessee. Included in this legal description but excluded from this conveyance is a Permanent Right-of-Way and a Temporary Construction Easement of record in Book 8330, Page 365, Register's Office for Davidson County, Tennessee.