28B

UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF TENNESSEE

UNITED STATES OF AMERICA	}	CASE NO. 3:02-00053
	}	
Plaintiff,	}	
v.	}	
	}	
	}	
RANDALL PARKER	}	
	}	
Defendant	}	

Davidson County DEEDWARR
Recvd: 03/01/05 10:02 2 pg
Fees:13.00 Taxes:188.70
20050301-0022221

SPECIAL WARRANTY DEED

THIS Special Warranty, made this 25th day of February, 2005, by and between the Supervisory Deputy United States Marshal for the Middle District of Tennessee, grantor, and Bobby Fanning and wife Alice Fanning, grantees.

WITNESSETH: That on the 14th day of April, 2004, and the 22nd day of July, 2004, the United States District court for the Middle District of Tennessee, in the case captioned above, entered a Final Order of Forfeiture and an Amended Final Order of Forfeiture, which declared that the real property described below was forfeited to the United States of America. [Recorded as Instrument No. 20040426-0047303, and Instrument No 20040804-0093430, Register's Office of Davidson County, Tennessee.]

WITNESSETH: That the said grantor, as lawful agent for the United States, for and in consideration of the sum of $51,000.00, lawful money of the United States of America, to it in hand paid by the said grantees, the receipt whereof is hereby acknowledged, has granted, bargained, sold, conveyed to the said grantees, A 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. 160 on the plan of Bordeaux Hills, Section 4, of Record in Book 3600, Page 49, Register's Office for said County.

Said Lot No. 160 fronts 55.0 feet on the south side of Hinkle Drive and extends back 119.17 feet on the westerly line and 147.0 feet on the easterly line to a dead line in the rear measuring 64.66 feet thereon.

Being the same property conveyed to R&P Management, Inc., by Decree For Redemption from National Tax Assistance Corporation of record as Instrument No. 20020404-0041002, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the United States of America by Final Order of Forfeiture and an Amended Final Order of Forfeiture recorded as Instrument No. 20040426-0047303, and Instrument No. 20040804-0093430, Register's Office for Davidson County, Tennessee.

Additionally, the party of the second part accepts responsibility for any abatement requirements as relates to the presence of lead-based paint.

This is improved property known as 3281 Hinkle Drive, Nashville, Davidson County, Tennessee, Map 80, and Parcel 187.00.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said grantees, his or her heirs, successors and assigns, in fee simple forever.

0502-2

THE GRANTOR covenants to specially warrant the title to the property hereby conveyed, including the process used to forfeit the property conveyed, to the grantees and his or her heirs, successors and assigns, against all persons claiming by, through or under the grantor.

THE GRANTOR does not warrant the title of previous owners of the property who acquired title prior to the forfeiture action.

IN WITNESS WHEREOF, The United States Marshals Service has hereunto set his hand and seal this 25th day of February, 2005.

MICHAEL FIELDER
SUPERVISORY DEPUTY
MIDDLE DISTRICT OF TENNESSEE

State of Tennessee County of Davidson
On this the 25th day of February, 2005, before me, DEBRA A. MANNING, the undersigned officer, personally appeared MICHAEL FIELDER, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Debra A. Manning
Notary Public

07/21/07
Commission Expires

DEBRA A. MANNING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JULY 21, 2007

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $51,0000.00.

Bobby D. Fanning
Affiant

Alice D. Fanning
Affiant

Subscribed and sworn to before this 25th day of February, 2005.

Debra A. Manning
Notary Public

07/21/07
Commission Expires

DEBRA A. MANNING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires JULY 21, 2007

Send Tax Bills To:
Bobby Fanning
103 Nan Drive
Hendersonville, TN 37075

This Instrument Prepared By:

Marnie Lehew, Property Mngmt. Specialist
United States Marshals Service
110 9th Avenue South, Room A-750
Nashville, TN 37203