Davidson County DEEDWARR
Recvd: 04/18/05 14:04 3 pgs
Fees:18.00 Taxes:29.60
20050418-0042910

20B

THIS INSTRUMENT PREPARED BY:
PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072
(615) 855-1730

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14th. day of April, 2005 by and between Transland Financial Services, Inc., called Grantor(s) and hereinafter called William Patton, Jr., his heirs and assigns, hereinafter called Grantees,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Eight Thousand Dollars ($8,000.00) in hand paid by the Grantees and other valuable considerations, the receipt of which 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, more particularly described on Exhibit "A", attached hereto and made a part thereof by this reference.

BEING the same property conveyed to Transland Financial Services, by Substitute Trustee's Deed, dated July 28, 2004, from Timothy A. Davis, as Substitute Trustee, of record at Instrument No. 20040813-0098107, and re-recorded at Instrument No. 20050418-0042909, Register's Office for Davidson County, Tennessee

This conveyance is subject to taxes for 2005 and subsequent years, easements and restrictive covenants of record.

This is improved property known as: 2120 Oakwood Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD the above-referenced property, with appurtenances, unto the said Grantees, their 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 Grantor has caused this instrument to be executed by and through its duly authorized officers, this 14th. day of April, 2005.

Transland Financial Services, Inc.

By: Delana J. Johnson
Delana Johnson, Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Delana Johnson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath acknowledged herself to be the Vice President of Transland Financial Services, Inc., the within named bargainor, and that she as such Vice President, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of Transland Financial Services, Inc., by the said Delana Johnson, as such Vice President.

Witness my hand and Official Seal at office this 14th. day of April, 2005.

ANGELA S. HINKLE
MY COMMISSION # DD 264977
EXPIRES: March 5, 2008
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires: 3/5/08

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New Owner: William Patton, Jr
Property Address:
PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Mail Tax Bill to: 661 Ewing Lane, Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value,
whichever is greater, for this transfer is $8,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 2005.

Notary Public
My Commission Expires: 9/22/07

DANIEL L. GILHOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires SEPT. 22, 2007

M/P

091-04-0 256.00

Exhibit A, Legal Description

LAND in Davidson County, Tennessee, being Lot No. 288 on the Plan of Shepardwood, Section 3, of record in Plat Book 5210, Page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.