SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Darrell Hill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRAD GOODMAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 06/29/05 14:49 2 pgs
Fees:13.00 Taxes:92.50
20050629-0074952

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrell Hill, et ux	SAME as new owner	081.07-0-097.00
(NAME)	(NAME)	
2005 12th Avenue N		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, First Tennessee Bank, N.A., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darrell Hill and ~~Hilda~~ Hill, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: Remgilda ary RH Married husband & wife, RH

The following described tract or parcel of land situated in Davidson County, Tennessee described as follows:

The northerly 40 feet of Lot No. 3 and the Southerly 5 feet of Lot No. 4 in Ira Cran Dall's Plan of Lots, as of record in Book 17, page 297, Register's Office for Davidson County, Tennessee, to which record reference is here made for a more particular description. Said Northerly part of Lot No. 3 and the Southerly part of Lot No. 4 front together 45 feet on the West side of 12th Avenue, North formerly Sangster Street, and run back West between parallel lines 130 feet, more or less, to an alley.

Being the same property conveyed to First ~~National~~ Tennessee Bank, N.A. by Substitute Trustee's Deed from David M. Smythe, Substitute Trustee, dated February 2, 2004, and recorded February 3, 2004, in Instrument No. 200402030013154, in the Register's Office for Davidson County, Tennessee.

unimproved

This is improved ✓ property, known as 2005 12th Avenue N, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 3rd day of June, 2005.

First Tennessee Bank, N.A.

By: Matt Neel For First Tennessee Bank N.A.
Matt Neel, Foreclosure Specialist

STATE OF TENNESSEE)

COUNTY OF Knox)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Matt Neel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Foreclosure Specialist of First Tennessee Bank, N.A., the within named bargainor, a corporation, and that he as such Foreclosure Specialist, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Foreclosure Specialist.

WITNESS my hand and seal, at office this 3rd day of June, 2005.

Angela S. Cofer

NOTARY PUBLIC

My Commission Expires: 10-1-06

