Davidson County DEEDWARR
Recvd: 07/25/05 11:21 3 pgs
Fees:18.00 Taxes:400.53
20050725-0086060

Return to:
Clifford A. Branham, Esq.
2039 Regency Rd. Suite 6
Lexington, KY 40503

Loan #: 10554374
Parcel #: 150-05-0-125.00

SPECIAL WARRANTY DEED

THIS DEED OF CONVEYANCE made and entered into on this June 2, 2005, by and between **PLEDGED PROPERTY IX, LLC,** hereinafter known and referred to as **GRANTORS**, and **CRAIG FIEBIGER and SHIRREEN FIEBIGER, whose tax mailing address is** 204 Kensington Place, Franklin, Tennessee 37067 hereinafter known and referred to as **GRANTEES;**

W I T N E S S E T H :

For and in consideration of the sum of **$**108,250.00 cash in hand paid by Grantee to Grantor, the receipt of all of which is hereby acknowledged, the Grantors have bargained, sold, aliened, and conveyed, and do by these presents alien, and convey, unto the Grantees, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever, a certain tract of real estate more fully described as follows:

Property located in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit: Land in Davidson County, Tennessee, being Lot No. 679 on the Plan of Edge-O-Lake Estates, Section 16, as of record in Book 4175, Page 157, Register's Office for said County. Said Lot No. 679 fronts 80 feet on the Westerly side of Creekview Drive and extends back 149.44 feet on the Northerly line and 143.58 feet on the Southerly line to a dead line measuring 84.86 feet thereon.

Property known as: 2829 Creekview Dr., Nashville, TN 37217.

Permanent Parcel No.: 150-05-0-125.00

Being the same property conveyed to Pledged Property IX, LLC, by Trustee's Deed dated March 19, 2005, as Instrument #20050404-0035856, in the Davidson County Recorder's Office.

TO HAVE AND TO HOLD, the above described tract of real estate, together with the improvements thereon and the appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, remainder to the survivor of them and unto his or her heirs and assigns forever. Seller to convey the title by special warranty deed without covenants of the title or the equivalent for the state in which the property is located. Seller 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; SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent from visual inspection. Grantors hereby release all curtsey and homestead interest ~~to the property~~ herein conveyed.

IN TESTIMONY WHEREOF, witness the hands of the Grantors herein, all on this the day and year first above written.

PLEDGED PROPERTY IX, LLC

BY: ✓ Robert Norrell

PRINT NAME: Robert Norrell

TITLE: Sr. Vice President

GRANTORS

STATE OF TEXAS)
)
Harris COUNTY)

The undersigned, a Notary, does certify that on this June 2, 2005, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **Pledged Property IX LLC,** by and through Robert Norrell, the Authorized Signatory the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Corporation.

MARTHA GARRISON
MY COMMISSION EXPIRES
FEBRUARY 28, 2009

Martha Garrison
Notary Public
My Commission Expires:

IN THIS CONSIDERATION CERTIFICATE, the parties hereto do hereby certify that the above stated consideration in the sum of $108,250, is the true, correct, and full consideration paid for the property herein conveyed. I, or we, as Grantor (s) hereby swear or affirm that the actual consideration for this transfer is $108,250, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

PLEDGED PROPERTY IX LLC

By: _____
Print name: Robert Norrell
Title: Sr. Vice President

GRANTORS

STATE OF TEXAS)
Harris COUNTY)

The undersigned, a Notary Public, does certify that on this June 2, 2005, the foregoing Consideration Certificate was produced to me and was sworn to, acknowledged and delivered by **PLEDGED PROPERTY IX LLC,** by and through Robert Norrell, the Authorized Signatory the grantor in the foregoing Deed, and acknowledged the signing hereof to be his/her and its free and voluntary act and deed on behalf of the Corporation.

MARTHA GARRISON
MY COMMISSION EXPIRES
FEBRUARY 28, 2009

Martha Garrison
Notary Public

My Commission Expires:

Grantees' Address and Address All Tax Bills Are to Be Sent To:
206 Kensington Pl
Franklin, TN 37067
CRAIG FIEBIGER AND
SHIRREEN FIEBIGER

PREPARER:

Clifford A. Branham, Esq.
2039 Regency Rd. Suite 6
Lexington, KY 40503

File: LA-TN-331