THIS INSTRUMENT WAS PREPARED BY
RETURN TO:

Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Williamson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Natasha Billrey
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 1st day of ~~August~~ September, 2005.

Notary Public
My Commission Expires: 1/4/06

Davidson County DEEDWARR
Recvd: 09/02/05 12:38 2 pgs
Fees:13.00 Taxes:562.40
20050902-0105736

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER(S):
Marcus E. Lane
1013 Oak Ridge Court
Antioch, TN 37013

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NUMBERS:
149-06-168

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **AMSOUTH BANK, as successor in interest to First American National Bank,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **MARCUS E. LANE and wife, DESHAUNTA PHILLIPS LANE,** hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 68 on the Plan of Oakwood Section 2, Phase 6, of record in Book 7900, Page 626, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to AMSOUTH BANK, as successor in interest to First American National Bank, by Substitute Trustee's Quitclaim Deed from W. NEAL MCBRAYER, of record as Instrument No. 20050322-0030951, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

County Taxes for the year 2005, and subsequent years, in the amount of $1,823.98, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 626, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7981, Page 478, as amended in Book 8038, Page 838, Book 8313, Page 17, Book 9781, Page 897 and Book 10650, Page 785, said Register's Office.

Sanitary Sewer Easement of record in Book 6269, Page 197 and Book 6298, Page 582, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under said **GRANTOR**, but not otherwise.

This is improved property known as **1013 Oak Ridge Court, Antioch, TN 37013**.

WITNESS my hand this 31st day of **August, 2005**.

AMSOUTH BANK, as successor in interest to First American National Bank

By: _____
Its: VP

STATE OF Alabama)
COUNTY OF Shelby)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Edward Patterson (name) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Vice President (title) of AmSouth Bank, the within named bargainor, and that Edward Patterson has executed the foregoing instrument for the purpose therein contained, by personally signing the name of AmSouth Bank as its Vice President (title).

Witness my hand and official seal this 31st day of **August, 2005**.

Kimberly A Woodall
Notary Public

My Commission Expires:

4-24-2006

