SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of Nov. 2005

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-22-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

7100 Executive Center Drive
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/17/05 09:12 2 pgs
Fees:13.00 Taxes:666.00
20051117-0138788

RT-0137

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J D Eatherly	Same	160-01-0 017.00
(NAME)	(NAME)	
1700 Hayes St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, CIT Small Business Lending Corp. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO J D Eatherly and Eric Glasser, as tenants in common AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot 124 on the plat of Oak Hill Estates, Section Two, of record in Plat Book 4460, pages 36-38, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to CIT Small Business Lending Corp by Trustee's Deed of record in Instrument No. 20040528-0063245, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 853 Forest Hills Drive, Nashville, TN

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee J D Eatherly and Eric Glasser and his/her/their assigns, forever.

Said CIT Small Business Lending Corp., warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said CIT Small Business Lending Corp., has executed this deed this 9th day of November, 2005.

CIT Small Business Lending Corp.

By: Peter D. Schaeffler
Peter D. Schaeffler, Assistant Vice President

Bernhard Spoelstra Jr. AS Witness

Tracey Rattray
Tracey A. Rattray As Witness

STATE OF New Jersey
COUNTY OF Essex

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Peter D. Schaeffler, with whom I am personally acquainted and who upon his/her oath (s) acknowledged himself/herself to be the AVP respectively of the within named bargainor, and corporation, and that he/she as such AVP being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Peter D. Schaeffler as such AVP .

Witness my hand and official seal this the 09th day of November, 2005.

Anita L Casazza
Notary Public

Anita L. Casazza
Notary Public, State of NJ
Commission Exp 06/28/06

My Commission Expires: 6/28/06

ANITA L. CASAZZA NOTARY PUBLIC NEW JERSEY

RETURN TO: