This Prepared by and Return to:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd.
Suite 200
Nashville, Tennessee 37215

New Owner - Send Tax Bills: ** New South Federal Savings Bank
~~Harry Gwirtsman and Karen Rosenthal~~ 210 Automation Way
~~4420 Alcott Drive~~ Birmingham, AL 35210
~~Nashville, Tennessee 37215~~
MAP/PAR 130-12-16

Davidson County DEEDWARR
Recvd: 12/09/05 12:38 1 pgs
Fees:13.00 Taxes:1924.00
20051209-0148233

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good valuable consideration, the receipt of which is hereby acknowledged by the Grantor, **AMSOUTH BANK**, does hereby bargain, sell, transfer and convey unto **HARRY GWIRTSMAN AND KAREN E. ROSENTHAL, as tenants in common**, it's successors and or assigns, the following certain tract or parcel of land in **DAVIDSON** County, Tennessee, described as:

BEING LOT NO. 15 ON THE PLAN OF HYCREST ACRES NO. III, AS OF RECORD IN BOOK 2331, PAGE 75, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 15 FRONTS 158 FEET ON THE EASTERLY SIDE OF ALCOTT DRIVE AND EXTENDS BACK 283.4 FEET ON THE NORTHERLY LINE AND 257.8 FEET ON THE SOUTHERLY LINE TO A DEAD LINE MEASURING 160 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO AMSOUTH BANK BY DEED FROM I. DYKE TATUM, SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20050315-0028225 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said **HARRY GWIRTSMAN AND KAREN ROSENTHAL, as tenants in common**, forever.
SAID Grantor 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.

WITNESS the execution hereby by **AMSOUTH BANK** by Edward Battersby, its Vice President this 8th day of December, 2005.

~~AMSOUTH BANK~~

By: _____ By: _____

STATE OF (Alabama)
COUNTY OF (Shelby)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edward Battersby _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon their several oaths acknowledged themselves to be the Vice President _____, respectively, of **AMSOUTH BANK**, the within named bargainor, and that they as such officer and agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporation.

Witness my hand and official seal at office at Shelby County, AL this 8th, day of December, 2005.

Kimberly L. Woodall
Notary Public

My Commission Expires: 4-24-08

KIMBERLY L. WOODALL NOTARY PUBLIC STATE AT LARGE

STATE OF (Alabama)
COUNTY OF (Shelby)

The actual consideration or value, whichever is greater for this transfer is **$520,000.00**

Affiant

Subscribed and sworn to before me, this 8th day of **December, 2005**.

Kimberly L. Woodall
NOTARY PUBLIC

My Commission Expires: 4-24-08

KIMBERLY L. WOODALL NOTARY PUBLIC STATE AT LARGE

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