Return To:

ANCHOR TITLE, LLC
330 MALLORY STATION ROAD
SUITE A1
FRANKLIN, TN 37067
615-224-9797

This Instrument Prepared By:
Anchor Title, LLC
330 Mallory Station Road, A-1
Franklin, TN 37067

SPECIAL WARRANTY DEED

Send Tax Bills To:
SAME

New Owner is:
Damon Bryant
1513 Rachels Ridge
Hermitage, TN 37076

Davidson County DEEDWARR
Recvd: 01/03/06 11:20 2 pgs
Fees:13.00 Taxes:214.23
20060103-0000471

FOR AND IN CONSIDERATION OF Fifty Seven Thousand Nine Hundred Dollars and zero cents ($57,900.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, National City Bank of Indiana (herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Damon Bryant, a single man (herein called "Grantee") the following described property, having an address of 1460 Snell Boulevard, Nashville, TN 37218 and being situated and located in Davidson, TN, to wit:

Exhibit "A"

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit;

Being Lot No. 364 on the Plan of Bordeaux Hills, Section 2, of record in Plan Book 3600, page 7, Register's Office for Davidson County, Tennessee, and described as follows;

Said Lot No. 364 fronts 52.0 feet on the southwesterly margin of Snell Boulevard and extends back 138.8 feet on the northwesterly line and 145.0 feet on the southeasterly line to a dead line in the rear, measuring 67.67 feet thereon.

Being the same property conveyed to National City Bank of Indiana from Arnold M. Weiss, as Substitute Trustee by Substitute Trustees Deed dated September 13, 2005 and recorded September 26, 2005 in Instrument #20050926-0115009, Register's Office for Davidson County, Tennessee.

The above described property is (*) improved ( ) unimproved property.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITHNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 14th day of December, 2005.

GRANTOR:

Eileen Paparella

National City Bank of Indiana

By: National City Bank of Indiana

BY: Eileen Papariella, Asst VP

AS: Asst V.P.

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, _____, a Notary Public, National City Bank of Indiana , with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the within named bargainor, and executed the foregoing instrument for the purposed therein contained.

Witness my hand and sear, at office, this the 14th day of December, 2005.

Mary Fran Felion

NOTARY PUBLIC

Notarial Seal
Mary Fran Felion, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Dec. 24, 2005
Member, Pennsylvania Association Of Notaries

My Commission Expires: _____

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $57,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eileen Paparella

Affiant/Grantee Eileen Papariella, Asst VP

SWORN TO and subscribed before me this the 14th day of December, 2005.

NOTARY PUBLIC

Notarial Seal
Mary Fran Felion, Notary Public
City Of Pittsburgh, Allegheny County
My Commission Expires Dec. 24, 2005
Member, Pennsylvania Association Of Notaries

My Commission Expires: _____