This Instrument Prepared By:

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Davidson County DEEDWARR
Recvd: 03/21/06 08:06 2 pgs
Fees:13.00 Taxes:260.85
20060321-0032044

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Nos.:
Denise D. Folsom 216 Antioch Pike Nashville, Tennessee 37211	NEW OWNER	Map No. 133-020 Parcel 146

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $70,500.00.

Affiant

Subscribed and sworn to before me, this 20TH. day of FEBRUARY, 2006.

PATRICIA A. SIMANEK
MY COMMISSION EXPIRES
September 8, 2007

Notary Public

My Commission Expires: 9/8/2007

FOR AND IN CONSIDERATION of the sum of $70,500.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Evanston Insurance Company (hereinafter "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Denise D. Folsom (hereinafter "Grantee"), her successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 6 on the plat of the plan of Arlie Subdivision "A" as of record in Book 547, Page 10, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Evanston Insurance Company by Substitute Trustee's Deed of record in Instrument No. 20060119-0007480, Register's Office for Davidson County, Tennessee.

This is improved property with a mailing and street address of 216 Antioch Pike, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantee, her successors and assigns forever and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Davidson County taxes for the property which will be assumed and paid by Grantee;

2. All matters which would be disclosed by a survey of the property;

3. All easements, restrictions, setback requirements, or other conditions of record in the Davidson County Register of Deeds Offices affecting the property; and

4. In accepting this Deed, Grantee expressly disclaims and waives any application of the Tennessee Residential Property Disclosure Act with regard to this property pursuant to Tenn. Code Ann. § 66-5-201, et seq. and the same shall not apply to this conveyance.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantee, her successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 20TH. day of FEBRUARY, 2006.

Evanston Insurance Company

By: _____

Title: ATTORNEY IN FACT FOR THE EVANSTON INSURANCE COMPANY, AND INCOME RECOVERY MANAGER OF UNIVERSAL ASSURORS AGENCY, INC.

STATE OF NEBRASKA)
)
COUNTY OF DOUGLAS)

Before me, Patricia A. Simanek, a Notary Public for the State of County aforesaid, personally appeared BRYAN J. HEBDA of Universal Assurors Agency, Inc., the attorney in fact of Evanston Insurance Company, the within named bargainor, an insurance corporation, and that he as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such attorney in fact.

Witness my hand and official seal at office this 20th day of February, 2006.

PATRICIA A. SIMANEK
MY COMMISSION EXPIRES
September 8, 2007

_____
Notary Public

My Commission Expires: 9/8/2007