Instrument prepared by:
Wilson and Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V2003-3696
Asset# 529140

Davidson County DEEDWARR
Recvd: 04/19/06 10:34 3 pgs
Fees:17.00 Taxes:0.00
20060419-0044685

SPECIAL WARRANTY DEED
(Corporation)

Special Warranty Deed made on the 6th **day of** April **2006, by Southern Title Services, Inc., as Qualified Intermediary for G.W. Hire and Lula Mae Hire, Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to G.W. Hire and Lula Mae Hire, Grantees, the following land in Davidson County, Tennessee:**

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Green Forest Subdivision, of record in Plat Book 3700, Page 8, Register's Office for said county, to which plan reference is hereby made for a more complete description.
This conveyance is subject to all restrictions and easements of record.

Being the same property conveyed to Southern Title Services, Inc., as Qualified Intermediary for G.W. Hire and Lula Mae Hire by virtue of that certain Special Warranty Deed filed September 20, 2005 as instrument number 20050920-0112890.

Commonly known as: 815 Campbell Road, Madison, TN 37115.

TO HAVE AND TO HOLD the said real property above described, together with the privileges, appurtenances, and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on this 6th day of April, 2006.

Southern Title Services, Inc., as Qualified Intermediary for G.W. Hire and Lula Mae Hire

BY: W. Riker Purcell

IT'S: SECRETARY

Acknowledgment

State of Virginia)
) **ss:**
~~County~~ City **of** Richmond)

On this day before me, a Notary Public, personally appeared W. Riker Purcell **, to me personally well-known, who acknowledged that he/she is the** Secretary **of Southern Title Services, Inc., as Qualified Intermediary for G.W. Hire and Lula Mae Hire, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such officer.**

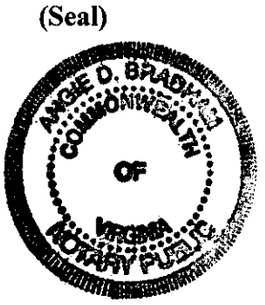
Witness my hand and seal this 6th **day of** April **2006.**

Angie D. Bradham
Notary Public

My commission expires:

8-31-2008

(Seal)



I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $137,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. This transaction is part of an IRC Section 1031 Tax-Deferred Exchange and the property being conveyed is the replacement property. This property was inadvertently conveyed into the name of the Qualified Intermediary instead of the Taxpayers, and this deed is necessary to transfer title to the original intended recipients, G.W. Hire and Lula Mae Hire. The transfer tax was paid in full at the time of recordation of the Special Warranty Deed which inadvertently vested title in the qualified intermediary instead of the taxpayers, recorded as instrument number 20050920-0112890.

Affiant

Subscribed and sworn to before me this 12th **day of** April **2006.**

TREVA J. GATLIN
MY COMMISSION EXPIRES 01-17-2017
NOTARY SEAL
NOTARY PUBLIC
COUNTY OF SALINE
STATE OF ARKANSAS

Notary Public

My commission expires:

1/17/17

(Seal)

Property owner and party responsible for payment of taxes:
Lula Mae Hire
505 E. Campbell Road
Madison, TN, 37115

Map No. 033-15-0 119.0

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211