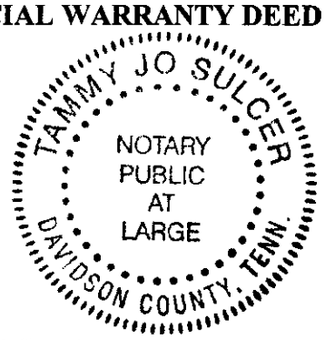
File No. 260301302

SPECIAL WARRANTY DEED



My Commission Expires NOV 25, 2006

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Jessica Talbott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th, day of March, 2006.

Tammy Jo Sulcer
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julia Eggers	Julia Eggers	092.00 043-06
(NAME) 311 Nix Drive	(NAME) 1012 Berwick Trail	
(ADDRESS) Madison, TN 37115	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, NATIONS FIRST, INC., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Julia Eggers, married, HEREINAFTER CALLED THE GRANTEE(S), Thier HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 2 on the Plan of the resubdivision of parts of Lots 54 and 42 on the unrecorded Plan of a Subdivision of Anderson Estates, Tracts 14 (Book 1130, Page 37, Register's Office for Davidson county, Tennessee), as shown of record in Plat Book 5191, Page 131, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Nations First, Inc, by Quitclaim Deed from GMAC Mortgage Corp., of record in Book *, Page _____, Register's Office for said County. Also being the same property conveyed to GMAC MORTGAGE CORP., by deed from Aaron L. Squyres, as Successor Trustee and Leslie Garrett, as Co-Trustee of record in Instrument number 20060216-0018699, Register's Office for said County.

*20060420 0045283

Subject to all matters as set forth per Plat Book 5190, Page 103 and Plat Book 5190, page 131, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 311 Nix Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, Thier heirs and assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, Thier heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise

Davidson County DEEDWARR
Recvd: 04/20/06 10:09 2 pgs
Fees:13.00 Taxes:321.90

20060420-0045284

Witness our hands this 24th day of March, 2006

Amy Koenig

NATIONS FIRST, INC.

By: David Mihalczo, President

Attest: Brandon Bejarano, Portfolio Manager

STATE OF

COUNTY OF

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Mihalczo with whom I am personally acquainted and who upon N/A oath acknowledged N/A to be the President of Nations First the within named bargainer, a corporation, and that, I _____ as such _____, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by _____ as such _____.

Witness my hand at office this 29th day of March, 2006.

Commission expires: 6/31/07

Notary Public

File Number: 260301302

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

DESIRAE VANTILBORG
Commission # 1421192
Notary Public - California
Orange County
My Comm. Expires May 31, 2007