Bk 34

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/06 12:18 2 pgs
Fees:13.00 Taxes:536.50
20060724-0088774

STATE OF ~~Pennsylvania~~ Allegheny

COUNTY OF _____

THAT WESTERN PROPERTIES, INC., hereinafter called Grantor, as transferee of certain assets (including the hereinafter described property) from VALERIA ANN SPICER, Substitute Trustee for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged has BARGAINED, SOLD, and by these presents does hereby TRANSFER AND CONVEY UNTO LONIEL GREENE, JR, herein called Grantee, that certain property described as follows:

Land in Davidson County, Tennessee, being Lot Number 94 on the Plan of Enchanted Hills, Section 2, of record in Plat Book 3700, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to Western Properties, Inc. by deed from Valeria Ann Spicer, Substitute Trustee of record in Instrument Number 20060511-0055176, Register's Office for Davidson County, Tennessee.

The following reservations from and exceptions to this conveyance and the warranty made herein shall apply:

(1) All easements, rights-of way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property;
(2) All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interests and transfer of interest of any character, in the oil, gas or minerals of record pertaining to any portion(s) of the herein described Property;
(3) All restrictive zoning covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record pertaining to any portion(s) of the herein described property, by only to the extent that same are still in effect;
(4) All presently recorded instruments (other than liens and conveyances by through or under the Grantor) that affect the property and any portion(s) thereof.
(5) Ad valorem taxes and assessments as well as M.U.D. taxes, fees and assessments, if any, for the current year and subsequent years, the payment of which Grantee assumes; and subsequent assessments for this and prior years due to change(es) in land usage, ownership, or both, the payment of which grantee assumes.

TO HAVE AND TO HOLD the above described property together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever and, except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. By, through or under the Grantor, but not otherwise.

WITHOUT LIMITING THE FOREGOING WARRANTY OF TITLE, GRANTOR MAKES NO WARRANTIES OR REPRESENTATIONS, ORAL OR WRITTEN, EXPRESS OR IMPLIED, CONCERNING THE CONDITION OR VALUE OF THE PROPERTY, OR THE IMPROVEMENTS LOCATED THEREOF (IF ANY), INCLUDING BUT NOT LIMITED TO ANY WARRANTY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR ANY PURPOSE. GRANTEE HAS CAREFULLY INSPECTED THE PROPERTY, AND BY THE ACCEPTANCE OF THIS DEED, ACCEPTS THE PROPERTY "AS IS" AND "WHERE IS" IN ITS PRESENT CONDITION.

Executed this 17th day of July, 2006.

WESTEN PROPERTIES, INC.

BY: Eileen Paparella, Asst VP
TITLE:

STATE OF Pennsylvania
COUNTY OF Allegheny

Personally appeared before me, the undersigned, a Notary Public in and for the state and county aforesaid, Eileen Paparella, Asst VP with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purposes therein contained, and who further acknowledged that Eileen Paparella, Asst VP is the Asst VP of the Maker or a constituent of the maker and is authorized by the Maker or by its constituent, the constituent being authorized by the Maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 17th day of July 2006.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Fran Felion, Notary Public
City of Pitisburgh, Allegheny County
My Commission Expires Dec. 24, 2009
Member, Pennsylvania Association of Notaries

Notary Public

My commission expires:

MAILING ADDRESS NEW OWNERS
LONIEL GREENE, JR
4331 SETTERS ROAD
NASHVILLE, TN 37218

SEND TAX BILLS TO:
SAME

MAP/PARCEL
69-2-56

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer, whichever is greater is $145,000.00.

Affiant

Subscribed and sworn before me this the 17th day of July, 2006.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Mary Fran Felion, Notary Public
City of Pitisburgh, Allegheny County
My Commission Expires Dec. 24, 2009
Member, Pennsylvania Association of Notaries

Notary Public

My commission expires:

Prepared by:
Leon Sharber, Attorney
1161 Murfreesboro Road, Suite 505
Nashville, TN 37217