Davidson County DEEDWARR
Recvd: 09/05/06 09:31 2 pgs
Fees:13.00 Taxes:462.50

20060905-0108924

SPECIAL WARRANTY DEED

ET-06-0491

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2006.

Notary Public

MY COMMISSION EXPIRES: 09-16-07
(AFFIX SEAL)

BEVERLY J HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Levoy	NEW OWNER	
880 Tulip Grove Road (ADDRESS)	(NAME) (ADDRESS)	075-00-0 172.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we THE BANK OF NASHVILLE, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JOHN LEVOY AND WIFE, NICOLE LEVOY, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A PARCEL OF LAND, BEING PART OF THE RAY G. BRUNNER PROPERTY IN DEED BOOK 9586, PAGE 348, SITUATED IN THE 13TH COUNCILMATIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED ACCORDING TO AN UNRECORDED SURVEY BY JOHN D. MCCORMICK - RLS #674, DATED FEBRUARY 20, 1997, AND DESCRIBED AS FOLLOWS: BEGINNING AT A NEW IRON ROD ON THE NORTHWESTERLY MARGIN OF TULIP GROVE ROAD, SAID POINT OF BEING 140.00 FEET IN A NORTHEASTERLY DIRECTION 21 DEGREES, 43 MINUTES, 38 SECONDS ALONG THE SAID MARGIN OF TULIP GROVE ROAD FROM THE SOUTHWEST CORNER OF THE RAY BRUNNER AND WIFE PROPERTY AS RECORDED IN DEED BOOK 9586, PAGE 348, AND BEING THE SOUTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED; THENCE NORTH 58 DEGREES 19 MINUTES 51 SECONDS WEST A DISTANCE OF 878.0 FEET TO A NEW IRON ROD; THENCE SOUTH 71 DEGREES 35 MINUTES 23 SECONDS WEST A DISTANCE OF 179.71 FEET TO A POINT IN THE EASTERLY BOUNDARY OF THE JOSEPH DYKES PROPERTY RECORDED IN DEED BOOK 8285, PAGE 747; THENCE ALONG THE EASTERLY BOUNDARY OF THE JOSEPH DYKES PROPERTY N 25 DEGREES, 21 MINUTES, 56 SECONDS EAST A DISTANCE OF 267.90 FEET TO AN EXISTING IRON ROD IN A FENCE LINE BEING THE SOUTHWESTERLY BOUNDARY OF THE DANNY SHEEHAN PROPERTY RECORDED IN DEED BOOK 5978, PAGE 765; THENCE ALONG THE SHEEHAN PROPERTY AS FOLLOWS: SOUTH 55 DEGREES 18 MINUTES 50 SECONDS EAST A DISTANCE OF 344.47 FEET; THENCE NORTH 31 DEGREES 53 MINUTES 54 SECONDS EAST A DISTANCE OF 34.95 FEET TO AN EXISTING IRON ROD; THENCE SOUTH 54 DEGREES 44 MINUTES 56 SECONDS EAST 200.00 FEET TO A POINT; THENCE NORTH 31 DEGREES 53 MINUTES 54 SECONDS EAST 220.0 FEET TO AN EXISTING IRON ROD IN THE SOUTHERLY MARGIN OF TULIP GROVE ROAD AS FOLLOWS: SOUTH 54 DEGREES 44 MINUTES 56 SECONDS EAST A DISTANCE OF 218.99 FEET TO A POINT IN A CURVE; THENCE ALONG THE CURVE TO THE RIGHT HAVING A RADIUS OF 258.35 FEET, A DISTANCE OF 339.66 FEET; THENCE SOUTH 21 DEGREES 43 MINUTES 38 SECONDS WEST A DISTANCE OF 133.40 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NASHVILLE BY SUBSTITUTE TRUSTEE FROM DAVID M. SMYTHE, SUBSTITUTE TRUSTEE, RECORDED ON THE 13TH DAY OF JULY, 2006 IN INSTRUMENT NO. 20060713-0084516, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 10283, Page 22.

Subject to any and all existing easements and restrictions of record if any.

unimproved (X)
This is improved ( ) property, known as 880 Tulip Grove Road, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. 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.

Witness my/our hand(s) this 31st day of August, 2006.

The Bank of Nashville,
BY: Ellen T. Hackett, VP
Ellen Hackett, Vice President

STATE OF Tennessee

COUNTY OF Davidson

On this the 17th day of August, 2006, before me personally appeared Ellen Hackett, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of The Bank of Nashville, the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of August, 2006.

Ashley M. Griffith
Notary Public

ASHLEY M. GRIFFITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
My Commission Expires SEPT. 22, 2007

(SEAL)

RETURN TO:

Executive Title, LLC
2520 N. Mt. Juliet Road
Mt. Juliet, TN 37122
Phone: (615)773-0520