Return to:
Elite Title Company
109 West Park Drive
Suite 350
Brentwood, TN 37027
6060259

This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 09/14/06 12:44 2 pgs
Fees:13.00 Taxes:292.30
20060914-0114097

SPECIAL WARRANTY DEED

Send Tax Bills To:
Jerry W. Keathley and Mary L. Keathley
5300 Lancelot Road
Brentwood, TN 37037

New Owner Is:
Richard Moore
112 Odette Street
Madison, TN 37115

MAP: 034-13-0-175.00
PARCEL:

FOR AND IN CONSIDERATION OF ~~Three Hundred Eighty-Six Thousand Dollars~~ SEVENTY-NINE THOUSAND DOLLARS (79,000.00) ~~($386,000.00)~~ and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **American General Financial Services, Inc.**,(herein called "Grantor"), has this day bargained an sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Richard Moore**, (herein called "Grantee") the following described property, having an address of 112 Odette Street, Madison, TN 37115 and being situated and located in ~~Williamson~~ DAVIDSON County, Tennessee, to wit:

A certain tract or parcel of located in Davidson County, State of Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 7, of Block "D", on the Plan of East Lawn, as of record in Book 547, Pages 153 & 154, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to American General Financial Services, Inc. by Substitute Trustee's Deed from Kevin J. Jones, as Substitute Trustee, of record in Instrument # 20050406-0037533 , Register's Office for Davidson County, Tennessee, date April 6, 2005 and recorded April 6, 2005. See Appointment of Trustee in Instrument # 20050225-0021248, and Warranty Deed in Book 10383, Page 958.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of August, 2006.

GRANTOR:

American General Financial Services, Inc.
By: THOMAS J. CRANCE
Its: Asst Vice President

AMERICAN GENERAL FINANCIAL SERVICES, INC. SEAL

STATE OF Indiana)
COUNTY OF Gibson)

Personally appeared before me, Diana T. Gries, a Notary Public, Thomas J. Crance, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the within named bargainor, and executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 31st day of August, 2006

Diana T. Gries
NOTARY PUBLIC

My Commission Expires:

DIANA T. GRIES
Resident of Gibson County, IN
Commission Expires: March 12, 2014

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $386,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant/~~Grantee~~

SWORN TO and subscribed before me this 31st day of August, 2006

Diana T. Gries
NOTARY PUBLIC

DIANA T. GRIES
Resident of Gibson County, IN
Commission Expires: March 12, 2014

My commission expires: