Davidson County DEEDWARR
Recvd: 11/03/06 09:56 5 pg:
Fees:28.00 Taxes:1942.50

20061103-0136712

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2019-114
0045947884

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 16th day of October, 2006, by First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans, Grantor, by its duly authorized attorney in fact US Real Estate Services.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Wayne Robertson and Adinah Robertson, Grantees, the following land in Davidson County, Tennessee:

Tract One: A Tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set on the South right-of-way line of Bellevue Manor Drive, a 50-foot road, the Northwest corner of Lot 1, Bellevue Manor Subdivision as recorded in Plat Book 3600, page 33, Register's Office for Davidson County, Tennessee, Northeast corner of the property of Edward M. Polk, Jr. as recorded in Deed Book 4751, page 746, Register's Office for Davidson County, Tennessee, and the Southeast corner of the herein described tract and proceeding: With the North boundary line of the property of Edward M. Polk, Jr. and the North boundary line of the property of James R. Frazier as recorded in Deed Book 5375, page 909, Register's Office for Davidson County, Tennessee, N 73° 53' 35" W, 570.16 feet to an existing iron pin; thence with the East boundary line of Saddle Ridge Subdivision, as recorded in Plat Book 5200, page 367, Register's Office for Davidson County, Tennessee, N 22° 52' 53" W, 179.93 feet to an existing concrete monument; thence, N 39° 50' 22" W, 1150.22 feet to an existing concrete monument; thence with a line severing the property of G.W. and W.K. Davis as recorded in Deed Book 6002, page 79, Register's Office for Davidson County, Tennessee, N 57° 59' 26" E, 708.54 feet to an existing concrete monument; thence with the West boundary line of Bellevue Manor Subdivision, the following bearings and distances to existing concrete monuments: S 47° 29' 46" E. 127.12 feet; S 52° 08' 36" E. 169.01 feet; S 29° 12' 25" E, 162.47 feet; S 19° 38' 20" E, 215.53 feet; S 32° 20' 58" E. 145.36 feet; S 28° 54' 53" E 116.88 feet; S 16° 19' 54" E, 443.31 feet; S 16° 15'

19" E, 414.32 feet to the point of beginning and containing 20 acres.

Included in the above description but expressly excluded therefrom is that portion of the foresaid land bounded and described as follows:

A 1.00 Acre (more or less) tract of land in the First Civil District of Davidson County, Tennessee being more particularly described as follows:

To get to the point of beginning (origin) of said tract, begin in an iron pin set on the South right-of-way line of Bellevue Manor Drive, a 50-foot road, the Northwest corner of Lot 1, Bellevue Manor Subdivision, as recorded in Plat Book 3600, page 33, Register's Office for Davidson County, Tennessee, the Northeast corner of the property of Edward M. Polk, Jr. as recorded in Deed Book 4751, page 746, said Register's Office, and the Southeast corner of the property of Paul L. Eichel, of record in Deed Book 6304, page 449, said Register's Office, corrected at Book 6343, page 118, said Register's Office and proceeding as follows:

With the North boundary line of the property of Edward M. Polk, Jr. and the North boundary line of the property James R. Frazier as of record in Deed Book 5373, page 909, said Register's Office, N 73° 53' 35" W 570.16 feet to an existing iron pin; thence with the East boundary line of Saddle Ridge Subdivision, as of record in Plat Book 5200, page 367, said Register's Office, N 22° 52' 55" W. 179.93 feet to an existing concrete monument; thence N 28°29' 16" W, 788.28 feet to an iron pin, which is the point of origin (the point of beginning) of the boundaries of the herein described tract;

Thence N 42° 38' 07" W, 208.72 feet to an iron pin; thence N 47° 21' 55" E 208.74 feet to an iron pin; thence S 42° 38' 11" E 208.72 feet to an iron pin; thence S 47 ° 21' 49" W 208.75 feet to an iron pin that is the point of origin (the point of beginning) of the boundaries of the herein described tract, and containing 1.00 acre, more or less.

Together with a permanent easement for ingress and egress to this 1.00 acre tract, from and to Bellevue Manor Road, along an existing gravel road referred to in the instrument of record at Book 6491, page 11, said Register's Office.

Tract Two: A 1.00 acre (more or less) tract of land in the First Civil District of Davidson County, Tennessee, being more particularly described as follows:

To get to the point of beginning (origin) of said tract, begin at an iron pin set on the South right-of-way line of Bellevue Manor Drive, a 50-foot road, the Northwest corner of Lot 1, Bellevue Manor Subdivision, as recorded in Plat Book 3600, page 33, Register's Office for Davidson County, Tennessee, the northeast corner of the property of Edward M. Polk, Jr., as recorded in Deed

Book 4751, page 745, said Register's Office, and southeast corner of the property of Paul L. Eichel, of record in Deed Book 6304, page 449, said Register's Office, corrected at Book 6343, page 118, said Register's Office and proceeding as follows:

With the North boundary line of the property of Edward M. Polk, Jr. and the North boundary line of the property of James R. Frazier as of record in Deed Book 5375, page 909, said Register's Office, N 73° 53' 35" W. 570.16 feet to an existing iron pin; thence, with the East boundary line of Saddle Ridge Subdivision, as of record in Plat Book 5200, page 367, said Register's Office, N 22° 52' 55" W. 179.93 feet to an existing concrete monument; thence, N 28° 29' 16" W. 788.28 feet to an iron pin, which is the point of origin (the point of beginning) of the boundaries of the herein described tract:

Thence N 42° 38' 07" W. 208.72 feet to an iron pin; thence N 47° 21' 55" E. 208.74 feet to an iron pin; thence S 42° 38' 11" E. 208.72 feet to an iron pin; thence S 47° 21' 49" W. 208.75 feet to an iron pin that is the point of origin (the point of beginning) of the boundaries of the herein described tract, and containing 1.00 acre, more or less.

Together with a permanent easement for ingress and egress to this 1.00 acre tract, from and to Bellevue Manor Road, along an existing gravel road referred to in the instrument of record at Book 6491, page 11, said Register's Office.

Being the same property conveyed to First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans, by Substitute Trustee's Deed from Joseph M. Huffaker, as Substitute Trustee, filed for record on April 29, 2004, as instrument number 20040429-0048829, Register's Office for Davidson County, Tennessee.

Commonly known as: 2390 Bellevue Manor, Nashville, TN 37221.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans by its duly authorized attorney in fact US Real Estate Services

BY: _____
Curt Berkel

ITS: Sr. V. President

Acknowledgment

State of California

County of Orange **ss.**

On this day before me, a Notary Public, personally appeared Curt Berkel**, to me personally well-known, who acknowledged that ~~he/she~~ is the** Sr. V. President **of US Real Estate Services, a corporation, as attorney-in-fact for First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans, a corporation, 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 as such attorney-in-fact by ~~himself/herself as~~ such officer.**

Witness my hand and seal this 16th **day of** October, 2006.

_____
Notary Public

My commission expires:

02-21-2008

DENISE GAMBOA
Commission # 1471249
Notary Public - California
Orange County
My Comm. Expires Feb 21, 2008

State of California
County of Orange)ss.

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, $ 525,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Curt Bender

Subscribed and sworn to before me this 16th **day of** October, 2006.

Notary Public

My commission expires:

02-21-2008
(Seal)

DENISE GAMBOA
Commission # 1471249
Notary Public - California
Orange County
My Comm. Expires Feb 21, 2008

Property owner and party responsible for payment of taxes:
Wayne Robertson and Adinah Robertson
2390 Bellevue Manor
Nashville, TN, 37221

Map No. 127-00-0244.00

Return to:

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