Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2019-347
1044226691

Davidson County DEEDWARR
Recvd: 12/12/06 16:15 3 pgs
Fees:18.00 Taxes:453.25

20061212-0153486

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 26th day of October, 2006, by National City Bank of Pennsylvania.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Antonio Carreon Macias and Juana Hernandez, Grantees, and the following land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 24 on the Plan of Monte Carlo, Section 5, of record in Book 6250, Page 383, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to National City Bank of Pennsylvania by Trustee's Deed recorded August 4, 2006, by Instrument No. 20060804-0095224, Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Commonly known as: 309 Cedarcreek Drive, Nashville, TN 37211

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.

National City Bank of Pennsylvania

BY: Eileen Paparella

ITS: Eileen Papariella, Asst VP

Acknowledgment

State of Pennsylvania
Allegheny ss.:

County of _____

On this day before me, a Notary Public, personally appeared Eileen Papariella, Asst VP, **to me personally well-known, who acknowledged that he/she is the** Asst Vice Pres., **of National City Bank of Pennsylvania, 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 by himself/herself as such officer.**

Witness my hand and seal this 26th **day of** October, 2006.

Mary Fran Felion
Notary Public

My commission expires:

_____
(Seal)

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

State of Pennsylvania
Allegheny
County of _____

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, $ 132,500.00, **which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.**

Eileen Pafunello
Affiant

Subscribed and sworn to before me this 26th **day of** Oct, 2006.

Mary Fran Felion
Notary Public

My commission expires:

(Seal)

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

Property owner and party responsible for payment of taxes:
Antonio Carreon Masias
309 Cedarcreek Drive
Nashville, TN 37211

Parcel #17301021900

Return to:

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