SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,800.00

Jimmie Stone
Affiant

Subscribed and sworn to before me, this 26th DAY OF December, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/22/10 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires MAY 22, 2010

G-SMD-06-0054

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

Davidson County DEEDWARR
Recvd: 02/02/07 12:59 2 pgs
Fees:13.00 Taxes:43.66
20070202-0014072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmie Stone	NEW OWNER	
54 Green Street	(NAME)	93-16-104.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 JOHN A. PALUMBO, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JIMMIE STONE, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 24 ON THE PLAN OF MAURY AND CLAIBORNE'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGES 84 AND 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 24 FRONTS 35 FEET ON THE NORTH SIDE OF GREEN STREET, AND EXTENDS BACK BETWEEN PARALLEL LINES, 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CLEMON HAILEY AND WIFE, LUCILE S. HAILEY BY INSTALLMENT DEED RECORDED DECEMBER 11, 1964 IN BOOK 3840, PAGE 801, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BOTH CLEMON HALEY AND WIFE, LUCILE S. HALEY HAVING SINCE DIED. BY LAST WILL AND TESTAMENT OF CLEMON HALEY RECORDED OCTOBER 22, 1998 IN BOOK 11165, PAGE 656, THE PROPERTY WAS DEVISED TO OSCAR DAVID HALEY, BETTY HALEY FLYNN AND DOROTHY ANN HALEY SMITH.

BY QUITCLAIM DEED RECORDED AUGUST 3, 1998 IN BOOK 11047, PAGE 441, DOROTHY ANN HALEY (GIVENS) QUITCLAIMED HER 1/3 INTEREST TO OSCAR DAVID HALEY. BETTYE LOUISE LYNN FILED BANKRUPTCY (CASE NO. 99-03552) AND HER 1/3 INTEREST WAS CONVEYED BY TRUSTEE'S DEED FROM SUSAN R. LIMOR, TRUSTEE TO JOHN A. PALUMBO, ADMINISTRATOR, RECORDED APRIL 23, 2002 IN INSTRUMENT NO. 20020423-0049946, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Also being the same property conveyed to John A. Palumbo by Warranty Deed from Oscar D. Haley, of record in **20070202-0014071**, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantor(s) herein; b) instruments of record in Book 21, Page 84 and 85; and Demolition Order of record in Inst. No. 20060628-0077434; said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 54 Green Street, Nashville, Tennessee 37210
(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 6th day of November, 2006.

John A. Palumbo

STATE OF ~~Tennessee~~ FLORIDA
COUNTY OF ~~Davidson~~ DUVAL

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John A. Palumbo, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th day of November, 2006.

Notary Public

My Commission Expires:

(SEAL)

YVONNE E. DUSHANE
MY COMMISSION # DD 447002
EXPIRES: July 11, 2009
Bonded Thru Budget Notary Services

RETURN TO:

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903