THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
John Hickman
2412 Branch Street
Nashville, TN 37206

Send Tax Bills To:
Same

Map & Parcel Nos.:
043-12-0-21.00

Davidson County DEEDWARR
Recvd: 03/13/07 15:53 2 pgs
Fees:13.00 Taxes:188.70
20070313-0030858

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$51,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **National City Bank of Indiana,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **John Hickman,** (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 13, Subdivision of Part of Tracts 6, 7, and 8, Anderson Estates, of record in Book 1835, page 121, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to National City Bank of Indiana, by deed from Aaron Squyres as Successor Trustee, on May 2, 2006, of record in Instrument Number 20060510-0054594, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2007** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 9th day of March, **2007.**

GRANTOR:

National City Bank of Indiana n/k/a National City Bank by its Atty-in-Fact Home Loan Services, Inc.

Eileen Paparella

Eileen Paparella, Asst VP

STATE OF Pennsylvania)

COUNTY OF Allegheny)

The actual consideration for this transfer is **$51,000.00.**

Eileen Paparella

AFFIANT

Eileen Papariella, Asst VP

Subscribed and sworn to before me, this 7th day of **March, 2007.**

Mary Fran Felion

NOTARY PUBLIC

My Commission Expires:

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

COUNTY OF Allegheny

Before me, the undersigned authority, a Notary Public within and for the State of Penna, appeared Eileen Papariella, Asst VP, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for National City Bank of Indiana n/k/a National City Bank the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing for National City Bank of Indians n/k/a National City Bank, the bargainor(s), by the said Eileen Papariella, Asst VP, as Attorney-in-Fact.

20070313-0030857

WITNESS my hand and seal, this 7th day of March, 20 07.

Mary Fran Felion

NOTARY PUBLIC

My Commission Expires:

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