Davidson County DEEDWARR
Recvd: 04/03/07 09:36 2 pgs
Fees:13.00 Taxes:283.05

20070403-0039603

S&K #: 07-50105

SPECIAL WARRANTY DEED

THIS DEED, between Aegis Mortgage Corporation, organized and existing under the laws of the United States of America hereinafter called Grantor. and John Von Colln, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

Described property located in Davidson County, Tennessee, to wit:

Lot Number 73 on the plan of Maplewood Heights Subdivision, as of record in Book 547, Pages 77 and 78, Register's Office for said County.

Said Lot Number 73 fronts 100 feet on the westerly side of Saunders Avenue and runs back between parallel lines 300 feet to a dead line.

This legal description is identical with that in Deed recorded in Instrument 20051114-0137397, Register's Office of Davidson County, Tennessee.

For prior title, see Quit Claim Deed of record in 20070403 0039602, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

Aegis Mortgage Corporation

BY: _____

Title: VP

STATE OF Texas
COUNTY OF Harris

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Bell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the VP of Aegis Mortgage Corporation, the within bargainor, and that he/she as such executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as VP.

WITNESS my hand and Official Seal at Office this 7th day of March, 2007.

Elizabeth Gonzales
Notary Public

ELIZABETH A. GONZALES
Notary Public, State of Texas
My Commission Expires
November 01, 2009

My Commission Expires: 11/1/09

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $76,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

WITNESS my hand and Official Seal at Office this 13th day of March, 2007.

Clay Schnadelbach
Notary Public

CLAY SCHNADELBACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 29, 2010

My Commission Expires: 6/29/2010

Property Address: 3840 Saunders Avenue, Nashville, TN 37216

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
John Von Colln
1712 Linden Ave
Nashville, TN 37212

S & K File # 07-50105

Map & Parcel - 061100113.00

THIS INSTRUMENT PREPARED BY:
Law Office of Shapiro & Kirsch, LLP
6055 Primacy Parkway, Suite 410
Memphis, TN 38119