Davidson County DEEDWARR
Recvd: 05/25/07 14:55 3 pgs
Fees:18.00 Taxes:666.00

20070525-0062792

After recording, please return to:
Service Link
4000Industrial Blvd
Aliquippa, PA 15001
(Seller loan No. 18513168)
135207 5

SPECIAL
WARRANTY DEED

THIS INDENTURE , made and entered into this 26 day of April, **2007** by and between the **State Street Bank and Trust Company, as Trustee,** party of the first part, and **Jacqueline A. Jenkins,** unmarried party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of **Davidson,** Tennessee:

All that certain parcel of land situate in the 2nd Civil District, County of Davidson, State of Tennessee, being known and designated as Lot Number 63, on the Plan of Bridle Path Subdivision, Section One, of Record in Book 5200, Pages 228 and 229, Register's Office for Davidson County, Tennessee, to which Plat Reference is hereby made for a more complete description.

Being the same property as conveyed from Denise Griffin, as Substitute Trustee to State Street Bank and Trust Company, as Trustee, as described in Instrument 20070215-0019288, Recorded 02/15/2007 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said part of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for all subdivision restrictions, building lines, easements and other matters of record in the Register's Office of **Davidson** County, Tennessee; current year property taxes; and matters that would be revealed by a current survey;

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons ***claiming by, through or under party of the first part, but not further or otherwise.***

Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

State Street Bank and Trust Company, as Trustee

By: _____
Printed Name: **Paul T. Bavis**
Title: **Vice President**

STATE OF **Massachusetts**
COUNTY OF **SUFFOLK**

Before me, the undersigned Notary Public of the aforesaid County and State, personally appeared **Paul T. Bavis**, (or proved to me on the basis of satisfactory evidence), who acknowledged himself/herself to be the **Vice President** of Litton Loan Servicing LP, which executed the foregoing as attorney-in-fact on behalf of **State Street Bank and Trust Company**, as Trustee, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained as the free act and deed of **State Street Bank and Trust Company**, as Trustee.

WITNESS my hand, at office, this 26 day of April, **2007**.

WINNIE L. CHEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 26, 2010

Notary Public WINNIE L. CHEN

Commission Expiration: MARCH 26, 2010

Prepared By:
Griffin, Clift, Everton & Thornton, PLLC
6489 Quail Hollow Suite 100
Memphis, Tn 38120
FF14760

Property Address:
2382 Granny Wright Lane
Hermitage, Tennessee 37076

Tax Parcel ID Number: 124 00 0 050.00

Property Owner & Property Address/
Mail Tax Bills To:
Jacqueline A. Jenkins
2382 Granny Wright Lane
Hermitage, Tennessee 37076

State of PA
County of Beaver

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 is ~~$80,000.00~~ *$180,000.00, which amount is equal to or greater than the property transferred would command at a fair and voluntary sale. *$180,000.00

Affiant

Subscribed and sworn before me this 9 day of May, 2007.

Amanda M Roe
Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Amanda M. Roe, Notary Public
Hopewell Twp., Beaver County
My Commission Expires Dec. 22, 2010
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC COMMONWEALTH OF PENNSYLVANIA AMANDA

Commission Expiration: 12-22-10

This deed is prepared with information provided by the party of the first part without the benefit of a survey, title search or opinion of title pursuant to the parties' request.

H:\SERVICELINK DEEDS\SWD Jenkins Jacqueline.wpd