Davidson County DEEDWARR
Recvd: 08/23/07 15:53 3 pgs
Fees:18.00 Taxes:351.50
20070823-0101168

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 9th day of ~~July~~ August, 2007, by and between, **Dutch Fork Capital, LLC** hereinafter called Grantor, and Deborah Smith hereinafter called Grantee.

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 Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of **Davidson**, State of Tennessee, to wit:

See Exhibit A Attached

Commonly Known as: 2958 Greer Road Goodlettsville, TN 37027

Subject to 2007 Davidson County Taxes hereby assumed by the Grantee.

Being all or part of the same property described in Special Warranty Deed of record at Instrument Number 20070823-0101167 in the Register's Office of Davidson County, Tennessee.

Tax Parcel Number: 011-000197.00

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

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 Grantor the day and year first above written.

Dutch Fork Capital, LLC

BY: _____

TITLE: FRED L. BROWN JR AUTHORIZED SIGNER

STATE OF Texas
COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, personally appeared Fred L. Brown, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Authorized Signer of **Dutch Fork Capital, LLC** the within named bargainor, and that he/she as such officer, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **Dutch Fork Capital, LLC** by himself /herself as such officer.

WITNESS my hand and Notarial Seal at office this 8th day of ~~July~~ August, 2007.

-SEAL-

JILLIAN J. WOOD
Notary Public, State of Texas
My Commission Expires
December 29, 2010

Notary Public

My commission expires: December 29, 2010

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $95,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 1st day of ~~July~~ August, 2007.

Notary Public

My Commission Expires: 10/26/08

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Owner's Mailing Address:
Deborah Smith
1817 Jefferson St
Nashville TN 37207

Property Address:
2958 Greer Road
Goodlettsville, TN 37072

Person or entity responsible for
The payment of taxes:
New owner

Tax ID: 011-197.00

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File # 07-0793MB

Exhibit A

TRACT 2: A CERTAIN TRACT OR PARCEL OF LAND IN THE 10TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS TRACT NO. 2 ON A SURVEY DATED SEPTEMBER 24, 2002, BY TOMMY E. WALKER, REGISTERED LAND SURVEYOR, LICENSE NO. 1465, AS FOLLOWS; BEGINNING AT AN IRON PIN THE EASTERLY MARGIN OF GREER ROAD (SAID BEGINNING POINT BEING MARKED FROM THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO ROBERT L. HULLETT, ET UX, OF RECORD IN DEED BOOK 9500, PAGE 57, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (MAP 11, PARCEL 118 TAODCT), FOR THE FOLLOWING CALLS: ON A CURVE HAVING A RADIUS OF 3, 564.94 FEET, A TANGENT OF 146.00 FEET, A DELTA OF 4 DEGREES 41 MINUTES 25 SECONDS, A CHORD OF 291.75 FEET, AND A CHORD BEARING OF NORTH 13 DEGREES 15 MINUTES 07 SECONDS EAST FOR A LENGTH OF 291.83 FEET TO A POINT; THENCE CONTINUING ON A CURVE, HAVING A RADIUS OF 279.01 FEET, A TANGENT OF 75.69 FEET, A DELTA OF 30 DEGREES 21 MINUTES 21 SECONDS A CHORD OF 146.10 FEET, AND A CHORD BEARING OF NORTH 00 DEGREES 51 MINUTES 40 SECONDS EAST FOR A LENGTH OF 147.82 FEET TO A POINT; THENCE NORTH 14 DEGREES 19 MINUTES 01 SECONDS WEST 41.83 FEET; THENCE ON A CURVE HAVING A RADIUS OF 432.96 FEET, A TANGENT OF 118.82 FEET, A DELTA OF 30 DEGREES 41 MINUTES 36 SECONDS, A CHORD OF 229.17 FEET, A CHORD BEARING OF NORTH 01 DEGREES 26 MINUTES 55 SECONDS EAST, FOR A LENGTH OF 120.00 FEET; THENCE FROM SAID POINT OF BEGINNING, AND WITH THE EASTERLY MARGIN OF GREER ROAD ON A CURVE, HAVING A RADIUS OF 432.96 FEET, A TANGENT OF 118.82 FEET, A DELTA OF 30 DEGREES 41 MINUTES 36 SECONDS, A CHORD BEARING OF NORTH 01 DEGREES 26 MINUTES 55 SECONDS EAST, FOR A LENGTH OF 100.79 FEET TO AN IRON PIN, A CORNER TO TRACT 1 OF THIS SURVEY; THENCE WITH THE LINE OF TRACT 1, SOUTH 78 DEGREES 55 MINUTES 20 SECONDS EAST 275.40 FEET TO A POINT; THENCE NORTH 06 DEGREES 37 MINUTES 52 SECONDS EAST 149.17 FEET TO A POINT; THENCE SOUTH 83 DEGREES 15 MINUTES 14 SECONDS EAST 956.36 FEET TO A POINT; THENCE SOUTH 06 DEGREES 25 MINUTES 03 SECONDS WEST 250.88 FEET TO A POINT; THENCE NORTH 83 DEGREES 04 MINUTES 10 SECONDS WEST 1,001.68 FEET TO A POINT; THENCE NORTH 80 DEGREES 21 MINUTES 02 SECONDS WEST 348.61 FEET TO THE POINT OF BEGINNING.