Davidson County DEEDWARR
Recvd: 11/08/07 09:47 3 pgs
Fees:18.00 Taxes:212.75

20071108-0131802

This Instrument Prepared By:
Leila Hansen, Esq.
9041 S. Pecos Road, #3900
Henderson, Nevada 89074

SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Jason Love	Jason Love	Map/Parcel: 7107018400
1806 Meridian Street	1806 Meridian Street	
Nashville, Tennessee 37207	Nashville, Tennessee 37207	

FOR AND IN CONSIDERATION of the sum of FIFTY SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($57,500.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **First Tennessee Bank National Association** has this day bargained and sold, and does hereby transfer and convey unto the said **Jason Love, a single man**, Grantee herein, its successors and assigns, certain real estate in Davidson County, **Tennessee** as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to First Tennessee Bank National Association by Deed from Gordon D. Foster, Successor Trustee of record as Instrument No. 20070621-0073969, said Register's Office.

This deed warrants title only against claims held by, through, or under the grantor, or against encumbrances made by the grantor, and it cannot be held to warranty title generally against all persons. Grantor does further covenant and bind itself, and its successors and assigns to warranty and forever defend the title to the property to the said Grantee(s) against the lawful claims of the persons claiming by, through or under the grantor, but no further or otherwise. The Grantor covenant with the Grantee, his successors and assigns, that it is lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same.

The express purpose of this conveyance is to Transfer Title.

This is unimproved ( ) property known as 1806 Meridian Street, Nashville, Tennessee 37207
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 26th day of October, 2007, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

First Tennessee Bank National Association

By: _____
Corporate Officer
Printed Name & Title: Daniel White vice president

ACKNOWLEDGMENT

STATE OF Tennessee)
COUNTY OF Knox) ss

Before me, Linda J. Kerr, a Notary Public of the State and County aforesaid, personally appeared Daniel White with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Him self to be Vice President of **First Tennessee Bank National Association**, the within named bargainor, a corporation organized and operating under the laws of the State of Tennessee, and that he/she as such Vice President executed the foregoing instrument for the purposes contained therein, by signing the name of the corporation by himself/herself as Vice President.

NOTARY STAMP/SEAL
LINDA J KERR
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY TN

WITNESS my hand and official seal, at office in TN this 26 day of October, 2007.

Linda J. Kerr
NOTARY PUBLIC
MY Commission Expires: July 13, 2009

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Knox)

The actual consideration or value whichever is greater, for this transfer is $ 57,500.00.

Subscribed and sworn to before me this the 26 day of October, 2007.

_____
Affiant

Linda J. Kerr
Notary Public
My Commission Expires: July 13, 2007

(Affix Seal)
LINDA J KERR
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY TN

EXHIBIT "A"
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9 ON THE PLAN OF THE RESUBDIVISION OF I.D. LUTON'S ADDITION OF RECORD IN PLAT BOOK 974, PAGE 55, REGISTER'S OFFICE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212