Davidson County DEEDWARR
Recvd: 12/07/07 10:04 3 pgs
Fees:18.00 Taxes:275.65
20071207-0141621

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2019-453
3578592

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 8 day of November, 2007, by National City Bank, Grantor, by its duly authorized attorney in fact Home Loan Services, Inc. f/k/a National City Home Loan Services, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Gillian T. Prichard and Donna L. Michel, Grantees, the following land in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows:

Being Lot No. 22 on the plat of Subdivision of Lot No. 2 of the Thomas Woodard Property, as of record in Plat book 2, page 104, Chancery Court of Nashville, Tennessee.

Said Lot No. 22 fronts 50 feet on the Easterly side of 10th Avenue North, formally Maple Street, and runs back between parallel lines 70 feet to an alley.

This conveyance is subject to all restrictions, easements, setback lines and encumbrances of record in the Registers Office for the aforesaid county.

Being the same property conveyed to National City Bank by Substitute Trustee's Deed filed on March 29, 2007 as Instrument No. 20070329-0037393 in the Register's Office of Davidson County, Tennessee.

Commonly known as: 1908 10th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantees and unto their heirs and assigns forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor on the day and year first above written.

National City Bank by its duly authorized attorney in fact Home Loan Services, Inc. f/k/a National City Home Loan Services, Inc., record in the Register's Office of Davidson County, Tennessee as Instrument Number 20071207014162O .

BY: Eileen Papariella

Eileen Papariella, Asst. V.P.

ITS: Attv-in-Fact

Acknowledgment

State of PENNSYLVANIA

County of Allegheny

On this day before me, a Notary Public, personally appeared Eileen Papariella, Asst. V.P. **, to me personally well-known, who acknowledged that he/she is the** AVP **of Home Loan Services, Inc. f/k/a National City Home Loan Services, Inc., a corporation, as attorney-in-fact for National City Bank, a corporation, and that he/she, as such officer, being authorized so to do, has executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as such attorney-in-fact by himself/herself as such officer.**

Witness my hand and seal this 8 **day of November, 2007.**

(Seal)

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Eric St. Julien, Notary Public
North Braddock Boro, Allegheny County
My Commission Expires Aug. 3, 2011
Member, Pennsylvania Association of Notaries

My commission expires: August 3, 2011

State of Pennsylvania

County of Allegheny **)ss.**

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, $74,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Eileen Papariella, Asst. V.P. Atty-In-Fact

Subscribed and sworn to before me this 8 **day of November, 2007.**

(Seal)

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Eric St. Julien, Notary Public
North Braddock Boro, Allegheny County
My Commission Expires Aug. 3, 2011
Member, Pennsylvania Association of Notaries

My commission expires: August 3, 2011

Property owner and party responsible for payment of taxes:
Gillian T. Prichard
1906 10th Avenue North
Nasvhille, TN, 37208

Map No. 061 07 0 483.00

Return to:

Associates Closing & Title – HURON
11501 Huron Lane
Little Rock, AR 72211