Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V2019-443
204330757

Davidson County DEEDWARR
Recvd: 12/10/07 10:44 3 pgs
Fees:18.00 Taxes:643.80
20071210-0142144

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 20 day of November,2007, by Fifth Third Bank.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Carlos Ramos and Elvia Ramos, Grantees, the following land in Davidson County, Tennessee:

land in Davidson County, Tennessee, being Lot No. 39 of Kensal Green North Subdivision, of record in Plat Book 7900, page 951, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Fifth Third Bank, by Substitute Trustee's Deed filed for record December 22, 2006, as instrument number 20061222-0158196, in the Register's Office of Davidson County, Tennessee.

Commonly known as:3620 Dove Creek Road, Antioch, TN 37013

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.

Fifth Third Bank

BY: _____

Andrew Doerger, REO Manager

ITS: _____

Acknowledgment

State of Ohio
)ss.
County of Hamilton

On this day before me, a Notary Public, personally appeared Andrew Doerger, **to me personally well-known, who acknowledged that he/she is the** Rea Manager, **of Fifth Third 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 by himself/herself as such officer.**

Witness my hand and seal this 20 **day of** November, 2007.

Anita L. Montgomery
Notary Public

My commission expires:

8/1/11
(Seal)

NOTARY PUBLIC STATE OF OHIO

ANITA L. MONTGOMERY
Notary Public, State of Ohio
My Commission Expires
August 1, 2011

State of Ohio }
}ss
County of Hamilton }

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, $174,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant Andrew Doerger, REO Manager

Subscribed and sworn to before me this 20 **day of** November, 2007.

Notary Public

My commission expires:

8/1/11
(Seal)

NOTARY PUBLIC STATE OF OHIO

ANITA L. MONTGOMERY
Notary Public, State of Ohio
My Commission Expires
August 1, 2011

Property owner and party responsible for payment of taxes:
Carlos Ramos
3620 Dove Creek Road
Antioch, TN 37013

Parcel #150-12-0A-197.00 CO

Return to:

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