Davidson County DEEDWARR
Recvd: 12/19/07 13:24 3 pgs
Fees:18.00 Taxes:395.90
20071219-0145693

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V7001-010
34903

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 17 day of December, 2007, by National City Bank, Grantor, by its duly authorized attorney in fact National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Michael J. O'Neal and Joyce R. O'Neal, Grantees, the following land in Davidson County, Tennessee:

> A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: Being Lot No. 43 on the plan of Goodlettsville Heights, Section 3, of Record in Plat Book 1835, page 98, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.
>
> Being the same property conveyed to National City Bank in Trustee's Deed filed as instrument number 20070822-0100410.
>
> Commonly known as: 109 Moss Trail, Goodlettsville, TN 37072.

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 National City Home Loan Services, Inc. n/k/a Home Loan Services, Inc. record in the Register's Office of Davidson County, Tennessee as Instrument Number 20070803-0092718.

BY: _____

ITS: Jeffrey M. Rushe, VP Attv-in-Fact

Acknowledgment

State of Pennsylvania

County of Allegheny ss

On this day before me, a Notary Public, personally appeared Jeffrey M. Rushe, VP, **to me personally well-known, who acknowledged that he/she is the** Vice President **of National City Home Loan Services, Inc. n/k/a 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 17 **day of December, 2007.**

(Seal)

_____

Notary Public

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Erin M. Julian, 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

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, $107,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Jeffrey M. Rushe, Jr. Attv-in-Fact

Subscribed and sworn to before me this 17 day of December, 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:
Michael J. O'Neal
109 Moss Trail
Goodlettsville, TN, 37072

Map No. 025160 02400

Return to:

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