Davidson County DEEDWARR
Recvd: 01/10/08 10:03 3 pgs
Fees:18.00 Taxes:74.00
20080110-0003094

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V4084-118
0054791108

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of ~~December, 2007~~ January, 2008, by First Horizon Home Loans, a division of First Tennessee State Bank National Association, formerly known as First Horizon Home Loan Corporation, Grantor, by its duly authorized attorney in fact US Real Estate Services.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Joseph Claybon, Grantee, the following land in Davidson County, Tennessee:

Being the southerly 39-1/2 feet of the northerly 79 feet of Lot No. 4 in Holt's Unrecorded Subdivision of Lot Nos. 8 and 11 in Owen's Buena Vista Plan, the original plan is of record in Book 15, page 10 and 11, Register's Office for and County. Said part of Lot No. 4 fronts 39-1/2 feet, on the easterly side of 10th Avenue, North formerly Crooked Street and runs back between parallel line 129 feet, more or less, to an alley, the northerly line of this lot being 165-1/2 feet southerly from the southerly margin of Cass Street.

Being the same property conveyed to First Horizon Home Loans, a division of First Tennessee Bank National Association in Trustee's Deed filed as instrument number 20071120-0135538.

Commonly known as: 2018 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 Grantee and unto his 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.

First Horizon Home Loans, a division of First Tennessee State Bank National Association, formerly known as First Horizon Home Loan Corporation by its duly authorized attorney in fact US Real Estate Services record in the Register's Office of Davidson County, Tennessee as Instrument Number 20021002 - 0119734.

BY: _____

ITS: Senior VP

Acknowledgment

State of California

)ss.

County of Orange

On this day before me, a Notary Public, personally appeared Curt Bentel **to me personally well-known, who acknowledged that he/she is the** Senior VP **of US Real Estate Services, a corporation, as attorney-in-fact for First Horizon Home Loans, a division of First Tennessee State Bank National Association, formerly known as First Horizon Home Loan Corporation, 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 4th **day of** January 2008 ~~December, 2007.~~

(Seal)

_____

Notary Public

GENE SHIBATA
Commission # 1488166
Notary Public - California
Orange County
My Comm. Expires May 7, 2008

My commission expires: 5/7/08

State of California

)ss.

County of Orange

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, $20,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____

Affiant

Subscribed and sworn to before me this 4th **day of** ~~December, 2007.~~ January 2008

(Seal)

_____

Notary Public

GENE SHIBATA
Commission # 1488166
Notary Public - California
Orange County
My Comm. Expires May 7, 2008

My commission expires: 5/7/08

Property owner and party responsible for payment of taxes:
Joseph Claybon
2018 10th Avenue North
Nashville, TN, 37208

Map No. 081070 13000

Return to:

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