THIS INSTRUMENT PREPARED BY: **MOORELAND TITLE COMPANY, LLC** 315 Deaderick Street Regions Center Suite 1710 Nashville, Tennessee 37238 (615) 782-0098	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater for this transfer is $95,000.00 Owner's Affidavit AFFIANT Subscribed and sworn to before me, this 15th day of January, 2008. NOTARY PUBLIC My Commission Expires: 3.20.2010

PHILIP DAVIS ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires March 20, 2010

Address New Owners as Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
David Garza P.O. Box 1953 Madison, TN 37115	SAME	51-4-66.00

Davidson County DEEDWARR
Recvd: 01/16/08 08:45 3 pgs
Fees:18.00 Taxes:351.50
20080116-0004745

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

Chan McCullough, William B. Owen and Barbara Eatherly ("Grantors") do hereby bargain, sell, transfer and convey unto **David Garza** ("Grantee") his heirs and assigns, property located in Davidson County, Tennessee and more particularly described as follows:

Land In Davidson County, Tennessee, Being the following Two (2) parcels or tracts described as follows:

TRACT ONE: A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell, Connel and Morrison, Engineers, dated February 9, 1955, as follows: Beginning at an iron pin on the northerly margin of Webster Street, the easterly line of the property conveyed to the Nashville Pistol and Revolver Club, Inc., by deed from W.M. Graham and wife of record in Book 1810, page 469, Register's Office for said Country, thence with said street, south 64 deg. East 150 feet to an iron pin; thence North 23 deg. 30' East 150 feet; thence westwardly 161 feet, more or less to the westerly line of the Nashville Pistol and Revolver Club, Inc. property; thence with their easterly line, South 18 deg. 33' West 150 feet to the beginning.

TRACT TWO: A tract of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, described according to a survey made by Cantrell, Connel and Morrison, Engineers, dated February 9, 1955, as follows: Beginning at an iron pin on the northerly margin of Webster Street, the easterly line of the property conveyed to the Nashville Pistol and Revolver Club, Inc., by deed from W.M. Graham and wife of record in Book 1810, page 469, Register's Office for said County, being 150 feet north of the northerly margin of Webster Street; thence with their easterly line, North 18 deg. 33' East 112.5 feet to Cartwright's southerly line; thence with said line, South 55 deg. 175 feet; thence South 23 deg. 30' West 80 feet, more or less, to a point 150 feet north of the northerly margin of Webster Street; thence westwardly 161 feet, more or less, to the beginning.

Being the same property conveyed to Chan McCullough, William B. Owen and Barbara Eatherly by Substitute Trustee's Deed of record in Instrument No. 20071227-0147701, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following matters:

1. County Taxes for 2008 and all subsequent years a lien, not yet due and payable.

2. Sewer Easement of record in Book 8646, page 686, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **David Garza**, his heirs and assigns, forever.

AND **Chan McCullough, William B. Owen and Barbara Eatherly** do hereby covenant with **David Garza**, that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered, except as otherwise provided herein.

AND **Chan McCullough, William B. Owen and Barbara Eatherly** do further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said land to **David Garza**, his heirs and assigns against the lawful claims of all persons claiming by through or under Grantors but not further or otherwise.

This is ( ) unimproved (X) improved property known as: 111 W. Webster St., Madison, Tennessee 37115

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 15th day of January, 2008.

By: _____
Chan McCullough

By: _____
William B. Owen

By: _____
Barbara Eatherly

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Chan McCullough, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 15th day of January, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.20.2010

PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared William B. Owen, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the within named bargainor, and that he as such executed the foregoing instrument for the purpose therein contained, by signing his name.

Witness my hand, at Nashville, Tennessee, this 15th day of January, 2008.

NOTARY PUBLIC

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PHILIP DAVIS ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 20, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Barbara Eatherly, with whom I am personally acquainted, and who upon oath, acknowledged herself to be the within named bargainor, and that she as such executed the foregoing instrument for the purpose therein contained, by signing her name.

Witness my hand, at Nashville, Tennessee, this 15th day of January, 2008.

NOTARY PUBLIC

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PHILIP DAVIS ALEXANDER
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