Davidson County DEEDWARR
Recvd: 02/25/08 10:54 3 pg
Fees:18.00 Taxes:980.50

20080225-0018020

Instrument prepared by:
Wilson and Associates, P.L.L.C.
11501 Huron Lane
Little Rock, Arkansas 72211
V4084-061
38888

SPECIAL WARRANTY DEED
(Corporation)

Special warranty deed made on the 4th day of February, 2008, by Fifth Third Bank.

Grantor, being duly authorized by resolution of its board of directors or otherwise, hereby conveys to Douglas A. Lesky and Jeffrey R. Steele, Grantees, the following land in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, IN BEING LOT: #17, ON THE PLAN OF TRACESIDE, SECTION NINE, OF RECORD IN INSTRUMENT: #20000103-0000455, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE DESCRIPTION THEREOF.

Being the same property conveyed to B&B Investment Properties of Brentwood in Substitute Trustee's Deed filed as instrument number 20070830-0104312.

Being the same property conveyed to Fifth Third Bank, by Quitclaim Deed, record in the Register's Office of Davidson County, Tennessee as Instrument Number 20071015-0121833.

Commonly known as: 1416 Trace Ridge Lane, Nashville, TN 37221

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: Michelle Giordano

Michelle Giordano
Default Manager

ITS: _____

Acknowledgment

State of Ohio

County of Hamilton

On this day before me, a Notary Public, personally appeared Michelle Giordano **, to me personally well-known, who acknowledged that he/she is the** Default 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 4th **day of** February **, 2008.**

(Seal)

_____
Notary Public

My commission expires: 5/19/10

NOTARY PUBLIC
STATE OF OHIO

MINDY MILLER
Notary Public, State of Ohio
My Commission Expires
May 19, 2010

State of Ohio
County of Hamilton 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, $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Brad Griffith
Default Manager

Subscribed and sworn to before me this 4th **day of** February, **2008.**

(Seal)

Notary Public

My commission expires: 5/19/10

NOTARY PUBLIC
STATE OF OHIO

MINDY MILLER
Notary Public, State of Ohio
My Commission Expires
May 19, 2010

Property owner that will be responsible for payment of taxes:
Douglas A. Lesky
1416 Trace Ridge Lane
Nashville, TN 37221

Parcel #155160A 34000C0

Return to:

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