THIS INSTRUMENT PREPARED BY:
ARNOLD M. WEISS - DISC 7816
Attorney at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

Return to:
Property Title and Escrow, Inc.
113 Hazel Path Suite 1
Hendersonville, TN 37075

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7th day of March, 2008 by and between Fremont Investment & Loan, hereinafter called Grantor, and Christopher Atkins, his heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

Being Lot Number 29, on the Plan of Subdivision of Lot 20, McNairy Subdivision, as shown by plat of record in Plan Book 421, Page 66, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description. Said Lot Number 29 fronts 50 feet on the Easterly side of Buchi Street; now 26th Avenue North and extends back between parallel lines 153.5 feet to an alley.

Being the same property conveyed by Trustee's Deed of record in Instrument Number 20080107-0001465, Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

Davidson County DEEDWARR
Recvd: 04/02/08 10:09 2 pgs
Fees:13.00 Taxes:179.45
20080402-0032918

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 7th day of March, 2008.

Fremont Investment & Loan

BY: JAMIE L. BRANDER

TITLE: ~~Jamie L. Brander~~
Fremont Investment & Loan
AVP of Default

STATE OF CALIFORNIA

COUNTY OF San Bernardino

On March 7, 2008, before me, Sheri M. Kane, Notary Public, personally appeared Jamie L Brander, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

SHERI M. KANE
COMM. #1783011
Notary Public - California
San Bernardino County
My Comm. Expires Dec. 2, 2011

My Commission Expires: 12/2/2011

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Property Address: 724 26th Avenue North, Nashville, TN 37208
Parcel # 092-06-0596.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES
Mail Tax Bill to: Christopher Atkins
1115 Meridian St.
Nashville, TN 37207

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or true value, whichever is greater, for this transfer is $ 48,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF March, 2008.

Notary Public
My Commission Expires: 1/00/09

HOUSTON RUDY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

2681-071744-LC