JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

B-AF-08-3941

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,595.00

Affiant

Subscribed and sworn to before me, this 2nd DAY OF April, 2008.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcus J. McNair	New Owner (NAME)	
3941 Pepperwood Drive (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	165-13-A-141.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we CIT GROUP/CONSUMER FINANCE, INC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MARCUS J. MCNAIR AND WIFE, ANNETTE T. MCNAIR, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 447 on the Plan of Section Ten, Peppertree Forest, a Planned Unit Development, of record in Book 7900, page 938, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to Martha Brown, unmarried by deed from Scott T. Johnson and Debra Lynn Johnson, married of record in Instrument 200601060002083, said Register's Office, dated December 29, 2005, and corrected by Scrivener's Affidavit of record in Instrument 200708210100213, said Register' s Office, dated August 20, 2007. And being the same property conveyed to The CIT Group/Consumer Finance, Inc. by Substitute Trustee's Deed from Jeffrey J. Harms, Vice-President for Trustee Management Company, as Successor Trustee of record in Instrument 200801090002698, said Register's Office, dated January 3, 2008.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 7900, PAGE 938, BOOK 7982, PAGE 736, BOOK 8703, PAGE 462, BOOK 8757, PAGE 607, BOOK 9004, PAGE 514, BOOK 9157, PAGE 711, BOOK 9287, PAGE 698, BOOK 9455, PAGE 801, BOOK 9664, PAGE 162, BOOK 8757, PAGE 623, BOOK 8757, PAGE 639, BOOK 8082, PAGE 206, BOOK 6900, PAGE 943, BOOK 8855, PAGE 555 & 559, AND BOOK 8855, PAGE 616 & 621; SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3941 Pepperwood Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 04/21/08 13:50 2 pgs
Fees:13.00 Taxes:416.60
20080421-0040484

Witness my/our hand(s) this 2nd day of April, 2008.

The Cit Group/Consumer Finance, In

BY: Shannon Hutton

ITS: AUTHORIZED SIGNATORY

STATE OF OK
COUNTY OF OK

On this the 2nd day of April, 2008, before me personally appeared SHANNON HUTTON, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED SIGNATORY (Title) of Cit Group/Consumer Finance, Inc. the within named bargainor, a corporation, and that he/she as such AUTHORIZED SIGNATORY (Title) executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd day of April, 2008.

Notary Public

My Commission Expires: 8-8-11

A. MCHARGUE NOTARY PUBLIC # 07007267 EXP. 08/08/11 STATE OF OKLAHOMA

RETURN TO:

Rudy Title And Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903