Davidson County DEEDWARR
Recvd: 04/23/08 14:50 3 pgs
Fees:18.00 Taxes:236.80
20080423-0041640

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 21st day of **April, 2008,** by and between, The CIT Group/Consumer Finance, Inc. hereinafter called Grantor, and **Darrell Bacon and Anne Bacon,** husband & wife hereinafter called Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee the following described real estate, situated and being in the, County of **Davidson**, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 335 AND THE EASTERLY 14 FEET OF LOT NO. 336 ON THE MAP OF J.M., AND G.W. HARDING'S ADDITION, AS OF RECORD IN BOOK 21, PAGE 80, SAID REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT NO. 335 AND PART OF LOT 336 FRONT TOGETHER 80 FEET ON THE NORTHERLY SIDE OF OSAGE STREET AND RUN BACK BETWEEN PARALLEL LINES, WITH THE WESTERLY MARGIN ON 22ND AVENUE NORTH, FORMALLY ALAMO STREET, 150 FEET TO AN ALLEY.

Being all or part of the same property described in Substitute Trustee's Deed of record at Instrument Number 20070725-0088189 in the Register's Office of Davidson County, Tennessee.

Commonly Known as: 2200 Osage Street, Nashville, TN 37208

Subject to 2008 Davidson County Taxes hereby assumed by the Grantee.

Tax Parcel Number: 081-11002600

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien which are assumed by Grantee;

and any subdivision restrictions of record;

and any existing easements of record;

and that the title and quiet possession thereto Grantor warrants and will forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the Grantor the day and year first above written.

THE CIT GROUP/CONSUMER FINANCE, INC.

BY: _____

TITLE: **AUTHORIZED SIGNATORY**

STATE OF OK
COUNTY OF OK

Before me, a Notary Public in and for said State and County, personally appeared SHANNON HUTTON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **AUTHORIZED SIGNATORY** of **THE CIT GROUP/CONSUMER FINANCE, INC.** the within named bargainor, and that he/she as such officer, and being so authorized to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **THE CIT GROUP/CONSUMER FINANCE, INC.** by himself /herself as such officer.

WITNESS my hand and Notarial Seal at office this 21st day of April, 2008.

-SEAL-

Brenda Trice
Notary Public

My commission expires:

BRENDA TRICE NOTARY # 07010134 EXP. 10/31/11 PUBLIC STATE OF OKLAHOMA

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear of affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is $64,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Shannon Hutt
Affiant SHANNON HUTTON

Subscribed and sworn to before me this the 21st day of April, 2008.

Brenda Trice
Notary Public

My Commission Expires:

BRENDA TRICE NOTARY # 07010134 EXP. 10/31/11 PUBLIC STATE OF OKLAHOMA

Owner's Mailing Address:
Darrell Bacon
8346 Merrymount Drive
Nashville, TN 37221

Property Address:
2200 Osage Street
Nashville, TN 37208

Person or entity responsible for
The payment of taxes:
Darrell Bacon
8346 Merrymount Drive
Nashville, TN 37221

Prepared by:

EDCO TITLE & CLOSING SERVICES, INC.
7990 TRINITY ROAD, SUITE 101
CORDOVA, TN 38018
File #

I, Janet McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Janet McAlister

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Maxine J Rucker a notary public for this county and state, Janet McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker

Notary's Signature

MY COMMISSION EXPIRES: 3-10-12

Notary's Seal (If on paper)

