Davidson County DEEDWARR
Recvd: 05/05/08 11:19 2 pg
Fees:13.00 Taxes:403.30

20080505-0045930

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|---|---|
| THIS INSTRUMENT WAS PREPARED BY:<br>**HALLMARK TITLE COMPANY**<br>**100 Bluegrass Commons Blvd, Suite 115**<br>**Hendersonville, Tennessee 37075** | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **109,000.00**<br>AFFIANT<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF APRIL, 2008.<br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES: 9/25/10 |

JANE GRAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Ronald David Purdom | | 074-12-0-107.00 |
| (NAME) 3901 Plantation Drive | (NAME) same as new owner | |
| (STREET ADDRESS OR ROUTE NUMBER) Hermitage, TN 37076 | (STREET ADDRESS ) | |
| (CITY) (STATE) (ZIP CODE) | (CITY) (STATE) (ZIP CODE) | |

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Yale Mortgage Corporation**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Ronald David Purdom,** hereinafter called the GRANTEE, their heirs and assigns, a 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. 551 on the Plan of Hermitage Hills, Section V, of record in Book 3300, Pages 1 and 2, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Beginning with a point in the northeasterly margin of Jacksonian Drive, at the common corners of Lots 551 and 577; thence with the line between said two lots 116.4 feet in a northeasterly direction to a point; thence in a northwesterly direction 122.18 feet to a point in the southeasterly margin of Plantation Drive; thence along said margin 107.85 feet in a southwesterly direction to a point which is the beginning of a curve; thence around said curve 39.27 feet in a southeasterly direction to a point in the northeasterly margin of Jacksonian Drive; thence along said margin 100.0 feet in a southeasterly direction to the point of beginning.

Being the same property conveyed to George Jones and wife, Gracie Ray Jones by deed from Harold s. Brooks and wife, Artie G. Brooks recorded on September 22, 1961 in Book 99, Page 786, Register's Office for Davidson County, Tennessee and subsequently conveyed to Yale Mortgage Corporation by Substitute Trustee's Deed dated February 15, 2008 and recorded on February 22, 2008 at 11:38 a.m. of record in Instrument No: 20080222-00171477, Register's Office for Davidson County, Tennessee.

This is **improved** property, known as **3901 Plantation Drive, Hermitage, Tennessee 37076**

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

GRANTOR does hereby covenant with the said GRANTEE that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said GRANTEE, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise. 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.

WITNESS my hand this 18th day of **April, 2008**

**YALE MORTGAGE CORPORATION**

**BY:** _____

G. WOODY KAHN, CEO/VICE PRESIDENT

STATE OF Florida

COUNTY OF MIAMI-DADE

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared G. Woody Kahn, CEO/Vice President for Yale Mortgage Corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself/herself to be the CEO/Vice President of Yale Mortgage Corporation, the within named bargainor, and that he/she as such CEO/Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such CEO/Vice President.

Witness my hand and official seal this the 18th day of April, 2008.

_____

Notary Public

My Commission Expires: 5/18/08

MERIE NOEL AYALA
MY COMMISSION # DD 320531
EXPIRES: May 18, 2008
Bonded Thru Notary Public Underwriters

Record & Return To:
Bosch Title, LLC
5252 Hickory Hollow Parkway,
Suite 1015
Antioch, Tennessee 37013