**THIS INSTRUMENT PREPARED BY:**
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

**Address New Owner(s)**
Fannie B. Whitlow
2301 Buchanan Street37208
Nashville, Tn 37207

**Send Tax Bills To:**
Same

**Map & Parcel Nos.:**
082-07-0-224.00

Davidson County DEEDWARR
Recvd: 05/07/08 14:48 3 pgs
Fees:18.00 Taxes:138.75
**20080507-0047270**

# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of **$37,500.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trustee, Inc, Trustee of the Ernest E. Meadows, Jr. Family Trust** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Kudzu Real Estate, Inc.**, (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

**Being Lot No. 27 on the plan of Dr. V.S. Lindsley Addition to Edgefield, now East Nashville, of record in Book 57, page 25, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.**

**Said Lot No. 27 fronts 50 feet on the westerly side of North Second, formerly Harris Street, and runs back between parallel lines 142 1/2 feet to an alley.**

**Being the same property conveyed to Trustee, Inc, Trustee of the Ernest E. Meadows, Jr. Family Trust by deed from Ernest E. Meadows, Jr.. on May 7th, 2008 of record in Instrument Number** 20080507-0047251 **, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2008** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 7th day of May, **2008.**

GRANTOR:

**Trustee, Inc.**

**By: Kirk Whitworth**
**President**

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer is **$37,500.00**

AFFIANT

Subscribed and sworn to before me, this **7th** day of **May, 2008.**

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of May, 2008 before me, appeared **Kirk Whitworth**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the **President** of **Trustee, Inc.** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Kirk Whitworth** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Hal E. Wilson, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Daphne M. Davis, a notary public for this county and state, Hal E. Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-14-09

DAPHNE M. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)