Revised 01/02/92
TN (Conventional)

Davidson County DEEDWARR
Recvd: 05/22/08 14:41 3 pgs
Fees:18.00 Taxes:222.00
20080522-0052728

REO No.

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss.

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, the **AMERICAN GENERAL FINANCIAL SERVICES, INC., a corporation organized under and existing pursuant to the laws of the United States,** does hereby bargain, sell, transfer and convey unto Lester C. McClain, a married person and their assigns, subject to covenants and restrictions of record and matters an accurate survey would reveal, 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(s) No. 48, as shown on the map entitled the Plan of Bordeaux Hills Addition, of record in Plat Book 4460, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lot 48 fronts 55 feet on the Westerly side of Leawood Drive and extends back between parallel lines 125 to a dead line in the rear measuring 55 feet thereon.

Being the same property conveyed to AMERICAN GENERAL FINANCIAL SERVICES, INC., by deed from KEVIN JONES, TRUSTEE, of record as Instrument No. 20080114-0004123, dated January 14, 2008, said Register's Office.

The property is commonly known as 3225 Leawood Dr., Nashvile, TN 37218.

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging, unto the said Grantee, Lester C. McClain, a married person, and their assigns, forever.

Grantee, Lester C. McClain, a married person, whose address 3225 Leawood Dr., Nashvile, TN 37218, is responsible for the payment of real property taxes on subject property.

Said American General Financial Services, Inc., warrants the title to said property against the claims of all persons claiming or to claim the same or any part thereof by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said American General Financial Services, Inc., has executed this deed and affixed its corporate seal by its Vice President this 16th day of May 2008.

AMERICAN GENERAL FINANCIAL SERVICES, INC.,

(CORPORATE SEAL)

By: _____
Brad Mc Lean, Vice President

STATE OF Tennessee) ss.
COUNTY OF Davidson)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Brad Mc Lean, Vice President** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the **Vice President** of the American General Financial Services, Inc., the within named party, a corporation, and that he as such **Vice President**, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Vice President**.

Witness my hand and seal at office, this 16th day of May 2008.

Notary Public, Tennessee at Large
My Commission Expires: July 25, 2009

(SEAL)

Paulene S. Webb

PAULENE S. WEBB
MY COMM. EXP.
STATE OF TENNESSEE
NOTARY PUBLIC
AT LARGE
JULY 25, 2009
DAVIDSON COUNTY

This instrument was prepared by:
Bicentennial Title & Escrow
2280 Rosa L. Parks Blvd., Ste. 300
Nashville, Tennessee 37228

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00.

Affiant

SUBSCRIBED AND SWORN BEFORE ME THIS 16th DAY OF May, 2008.

Notary

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:

Map & Parcel: **080-08-0-37.00**

NEW OWNER: Lester C. McClain, a married person
P.O. Box 63
Brentwood, TN 37024

SEND TAX BILLS TO: Same as new owner

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, 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.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:

