Davidson County DEEDWARR
Recvd: 06/05/08 11:29 3 pg
Fees:18.00 Taxes:333.00
20080605-0057862

After Recording Return To:

Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Ste. 102
Nashville, TN 37215-2507

This Instrument Prepared By:
M. Powell, Esquire BOPR# 5372
Law's Specialty Group, Inc.
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE
FOR CLOSING

Map & Parcel:
72-03-0-235

SPECIAL WARRANTY DEED

Property Owner:
SHANE MERRILL
8056 Canonbury Drive
~~Nolensville, Tn 37135~~

Send Tax Bills To:
SHANE MERRILL
~~8056 Canonbury Drive~~
~~Nolensville, Tn 37135~~

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 23 day of May, 2008, between ACCREDITED HOME LENDERS with a business address of 15253 Avenue of Science, Bldg 3 San Diego, CA 92128 ("**GRANTOR**"), and **Shane Merrill Facio and Luciano Scala, as tenants in common with right of survivorship** ("**GRANTEE**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described premises of real property, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF RESUBDIVISION OF LOT NO. 1 ON THE MAP SHOWING SUBDIVISION OF PART OF EAST NASHVILLE GOLF AND COUNTRY CLUB LANDS, OF RECORD IN BOOK 6200, PAGE 152, WITH SAID RESUBDIVISION OF RECORD IN BOOK 6200, PAGE 142, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

THIS CONVEYANCE IS MADE SUBJECT TO ALL RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, COVENANTS AND CONDITIONS CONTAINED IN THE DEEDS FORMING THE CHAIN OF TITLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ACCREDITED HOME LENDERS, INC., BY TRUSTEE'S DEED FROM AARON SQUYRES, SUCCESSOR TRUSTEE, DATED APRIL 14,.2008, RECORDED APRIL 30, 2008, OF RECORD IN INSTRUMENT NO. 20080430-0043765, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Property Address: 3506 Kennedy Ave, Nashville, TN 37216

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantee. Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantee.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.
Signed, sealed and delivered in our presence:

ACCREDITED HOME LENDERS

Kim Taylor
Kim Taylor
Printed Name

By: _____

Its: SCOTT RICHARDSON, A.V.P.

Margie Schatzle
Margie Schatzle
Printed Name

STATE OF OHIO } **COUNTY OF** BUTLER }

ACKNOWLEDGED BEFORE ME, on the 23 day of May, 2008, the undersigned authority, personally appeared Scott Richardson, who is the AVP of ACCREDITED HOME LENDERS, on behalf of said corporation, with full authority to act for said corporation in this transaction, who is known to me or has shown Personally Known as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned corporation.

David L Roeder
NOTARY PUBLIC
My Commission Expires

David L. Roeder
Notary Public
Commission Expires
June 19 2012

NOTARY PUBLIC STATE OF OHIO

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $90,000.00.

Affiant

Subscribed and sworn to before me
this 23 day of May, 2008.

Karen Colbert
NOTARY PUBLIC

My Commission Expires: 1/24/2010

KAREN COLBERT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to: the status of the title; property use; any zoning regulations concerning described property herein conveyed; or any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents, no boundary survey was made at the time of this conveyance. **PREPARER NOT RESPONSIBLE FOR CLOSING.**