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

Address New Owner(s)
Charles Walker
69 Thompson Lane
Nashville, TN 37211

Send Tax Bills To:

new owner

Map & Parcel Nos.:
107-13-0-023.00

Davidson County DEEDWARR
Recvd: 06/20/08 13:56 3 pgs
Fees:18.00 Taxes:314.50
20080620-0063753

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$85,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **National City Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Charles Walker** (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 3 on the plan of Patricia Heights, Section 1, of record in Book 2331, pages 130 and 131, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to National City Bank, by deed from Aaron Squyres as Successor Trustee and Samuel S. High as Co-Trustee, on April 11, 2008, of record in Instrument Number 20080414-0037304, 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 Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it 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 Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his 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 17 day of June, 2008.

GRANTOR:

National City Bank

BY: Eileen Papariella
Home Loan Services, Inc., Attorney-in-fact
of record in Instrument Number 20071207-0141620

BY: Eileen Papariella
Its: Asst. Vice President

STATE OF ~~TENNESSEE~~ Pennsylvania)

COUNTY OF Allegheny)

The actual consideration for this transfer is **$85,000.00**.

Eileen D. Aquilla
AFFIANT

Subscribed and sworn to before me, this 17 day of June, 2008.

Adam M. Hirak
NOTARY PUBLIC

My Commission Expires:
4/15/2012

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Adam M. Hirak, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 15, 2012
Member, Pennsylvania Association of Notaries

STATE OF Pennsylvania

COUNTY OF Allegheny

On this 17 day of June, 20 08, before me, appeared Eileen Papariella Asst. VP, 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 Assistant Vice-President of Home Loan Services, 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 Eileen Papariella, 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.

Adam M. Hirak My Commission Expires: 4/15/2012
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Adam M. Hirak, Notary Public
City of Pittsburgh, Allegheny County
My Commission Expires April 15, 2012
Member, Pennsylvania Association of Notaries

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared _____, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for _____, the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name _____, the bargainor(s), by the said _____, as Attorney-in-Fact.

WITNESS my hand and seal, this _____ day of _____, 20_____.

_____ My Commission Expires: _____
NOTARY PUBLIC

I, Daphne M. Davis, 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.

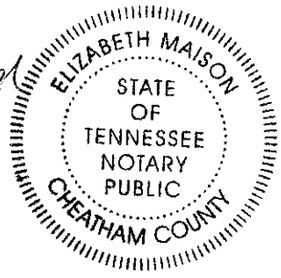
Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Daphne M. Davis, 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: 4-15-2012



(Seal)